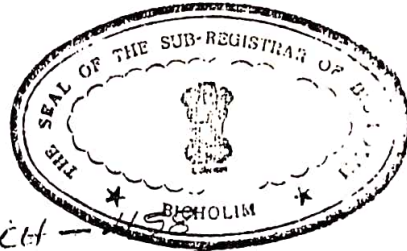


गोवा GOA

Sl. No. 876 Place & Vend. 15/06/2021 Date of Issue 15/06/2021
 Value of the Stamp Paper Rs. 25000/- 104275
 Name of the Purchaser Lacuna Developers & Builders (OPC) P.
 Residing at Bicholim Son of
 As there is no one single stamp paper for the value of Rs. 29200/-
 additional stamp papers for the completion of the value is
 attached along with

Signature of Ve
 M. K. Parab
 Lic No. A. S. SIP/VEN/291477

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Director



2021-BCH-158
17/06/2021

DEED OF SALE

.....

.....

.....

NAZIMA

.....

Samiya

Mozanti

.....

Hassam

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

.....
Director

.....

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वा GOA

sr. No. 876 Place of vend. Date of issue 15/06/2021
 Value of the Stamp paper Rs. 10000/- 054776
 Name of the Purchaser Lacuna Developers & Builders (OPC) P. Ltd.
 Residing at Sichol Son of

As there is no one single stamp paper for the value of Rs. 39200/-
 additional stamp papers for the completion of the value is
 attached along with

Signature of Ve
 M. S. T. Parab
 Lic No. 62 SIP/VEN/29147

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Director



DEED OF SALE

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 NAZIMIA
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[Handwritten signature]
 Mawanki
[Handwritten signature]
 Hassan

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
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 Director
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गोवा GOA

Sr. No. 825 Place & vend. Date of Issue 15/02/2019 568648
 Value of the Stamp 1000/-
 Name of the Purchaser Lacuna Developers & Builders (OPC) P.
 Residing at B. S. Chavan Son of
 As there is no one Single Stamp paper for the value of Rs. 29200/-
 additional Stamp Papers for the completion of the value is
 attached along with

Signature of Ve
 M. S. Parab
 Lic No. L. SIP/VEN/2947

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Director



DEED OF SALE

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VAZIMB

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Handwritten signature

Marionki

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Hassan

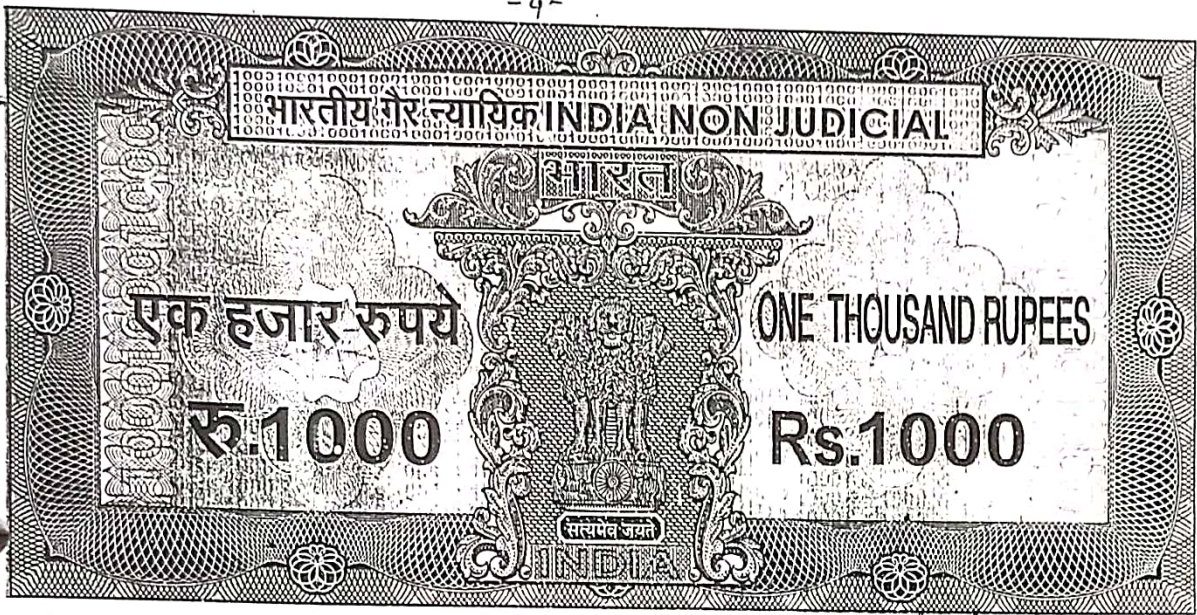
For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

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 Director

SKhan

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Handwritten signature



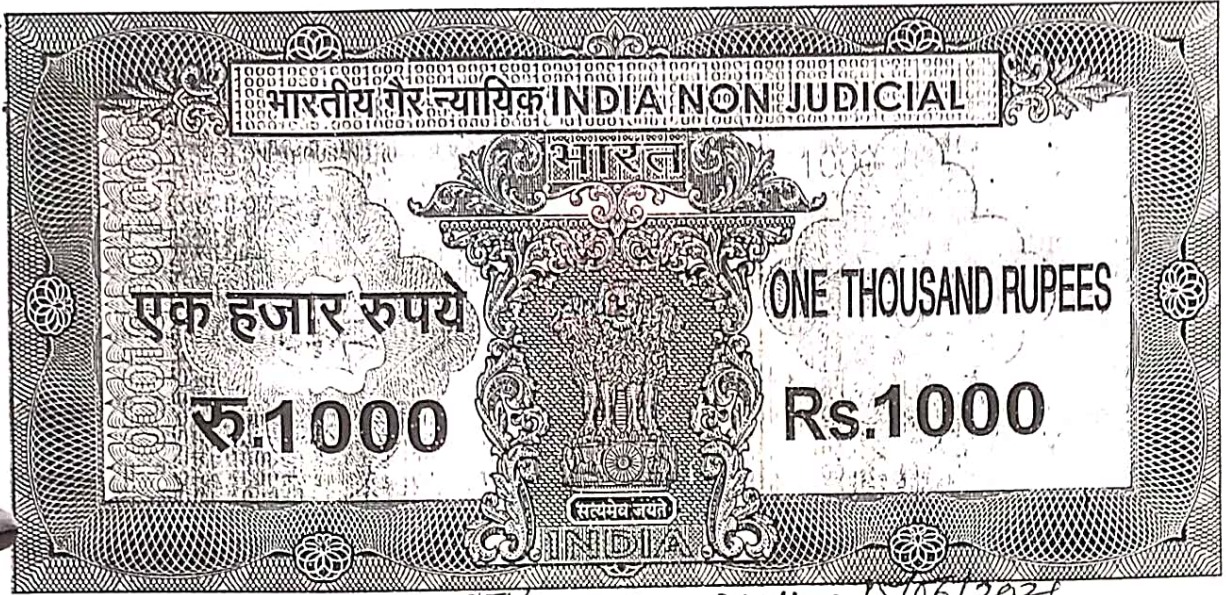
गोवा GOA

Sr. No... 876 Place of Vend. Date of Issue... 15/06/2021
 Value of the Stamp... 1000/- 568649
 Name of the Purchaser... Lacuna Developers & Builders (OPC) P.L
 Residing at... Bicholim Son of...
 As there is no one Single Stamp paper for the value of Rs. 39200/-
 additional Stamp Papers for the completion of the value is
 attached along with
 Signature of Vendor M. S.T. Parab
 Lic No. 45 STP/VEN/23147
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Director



DEED OF SALE

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 NARIMBA
[Handwritten Signature]
[Handwritten Signature]
 Hassan
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Director
[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]

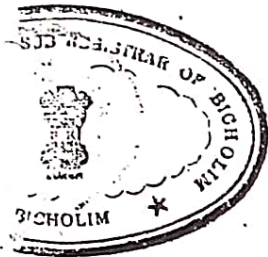


गोवा GOA

Sr. No. 876 Place of vend. Goa Date of Issue 19/06/2021
 Value of the Stamp ₹. 1000/-
 Name of the Purchaser Lacuna Developers & Builders (OPC) P.L. 568650
 Residing at H. Ch... Son of ...
 As there is no one single Stamp paper for the value of ₹. 1000/-
 additional Stamp Papers for the completion of the value is
 attached along with

Signature of Vendor
 M. S. Parab
 Lic No. A. S/P/VEN/39167

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Director



DEED OF SALE

[Signature]
[Signature]
[Signature]
 NAZIMB
[Signature]

[Signature]
 Samiya
 Mariani
[Signature]
 Hassan

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Signature]
 Director
[Signature]
[Signature]



गोवा GOA

Sr. No. 876 Place of Vend. Goa Date of Issue 15/06/2017
 Value of the Stamp Rs. 1000 No. 568651
 Name of the Purchaser Lacuna Developers & Builders (OPC) P. Ltd
 Residing at B. Ch. ... Son of ...
 As there is no one single Stamp paper for the value of Rs. 19200/-
 additional Stamp papers for the completion of the value is
 attached with

Signature of Vendor M. S. T. ...
 Lic. No. A. S. SIP/VEN/...

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser ...
 Director



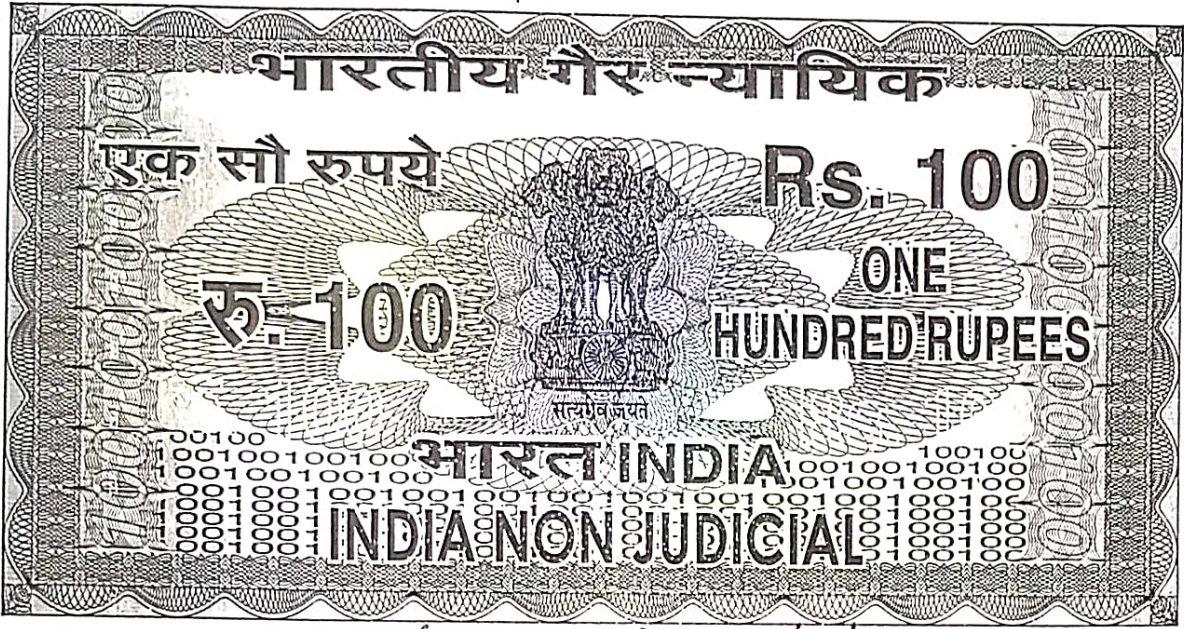
DEED OF SALE

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...
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NALIMB
...

Sanjay
Masrani
...
 Hassan

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
...
 Director

Skhan
...
...



गोवा GOA

No. 876 Place of vend. Goa Date of Issue 15/05/201
 Value of the Stamp Rs. 100 A 386973
 Name of the Purchaser Lacuna Developers & Builders (OPC) P. Ltd.
 Residing at B.Chandian Son of
 As there is no one Single Stamp paper for the value of Rs. 39200/-
 additional Stamp Papers for the completion of the value is
 attached along with

Signature of Ve
 M. S. T. Parab
 Lic. No. A. SIP/VEN/29167

For LACUNA DEVELOPERS AND BUILDERS
 PRIVATE LIMITED
 Signature of Purchaser
 Director



DEED OF SALE

WAZIMB
Hassan
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Director
SKhan
Shresh
Savitryam

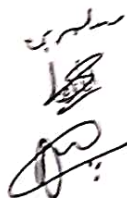

This DEED OF SALE is executed on this Fifteenth day of June of the year Two Thousand Twenty One (15/06/2021), at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;


BETWEEN:

1. Smt. SULMA BI MIRZA, alias, SULMABI alias, SULMA BI, alias, SALMA BI alias, SULEMABI alias, SULEMABEE, daughter of late Abdul Corimo Aga and wife of late Hamido Cassamo Mirzam alias, Hamid Kassam Mirza, aged about 82 years, married, housewife, Indian National, resident of House No. 48/2, Muslimwada, Taluka Bicholim, North Goa-403504, holder of AADHAR Card No. [REDACTED] and Contact No. 9112394418;

(Since the party does not hold PAN, declaration in Form 60 is annexed herein.)

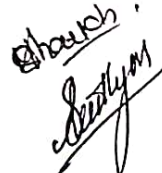
2. Mr. SIRAJUDDIN MIRZA alias, SIRAJUDDIN HAMID MIRZA, son of late Hamid Kassam Mirza alias, Hamido Cassamo Mirzam, aged about 50 years, married, occupation service, Indian National, resident of Flat No. G4, Star Residency, Muslim Wada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED], Contact No. 9112394418, and his wife,


 NARIMA



 Hassan

For LACUNA DEVELOPERS AND BUILDING
 (OPC) PRIVATE LIMITED


 Director


 Shauvik

3. Mr. KASAM HAMID MIRZA alias, KASSAM MIRZAM, alias KASSAM H. MIRZAN, son of late Hamid Mirzan alias, Mirza, aged about 45 years, married, occupation service, Indian National, resident of House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED], Contact No. 800729309 and his wife,

4. Mrs. SAFIYA KASSAM MIRZAM, alias, SAFIYA KASSAM MIRZA alias, SAFIYA BI, daughter of Ahammed Shaikh and wife of Mr. Kassam Hamid Mirza, aged about 41 years, married, house-wife, Indian National, resident of House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. [REDACTED]

5. Mr. AKIL MIRZA, alias, AKIL HAMID MIRZAM alias, AKIL SHAIKH HAMID MIRZAM, son of late Shaikh Hamid Mirzam, aged about 43 years, married, Indian National, occupation service, resident of House No. 48/2, Muslimwada, Near Azad Jumma Masjid, Bicholim, North Goa-403504, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED], Contact No. 7887759909 and his wife,

6. Mrs. NAZIMA MIRZA alias, NAZIMA AKIL MIRZA, daughter of Shri Abdul Shaikh and wife of Mr. Akil Hamid Mirza, aged about 43 years, married, house-wife, Indian National, resident of House No. 48/2, Muslimwada, Near Azad Jumma Masjid, Bicholim, North



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NAZIMA
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Marionki
[Handwritten signature]
Hassan

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

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Director
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Goa-403504, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED] and Contact No. 9960722608;

7. Mr. IMRAN H. MIRZA, alias, IMRAN HAMID MIRZA, son of late Hamid Kassam Mirza, aged about 40 years, married, Indian National, occupation service, resident of House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. 9112394418 and his wife,

8. Mrs. SAMIYA IMRAN MIRZA alias, SAMIYA BI, daughter of late Shakira Jahagirdar and wife of Mr. Imran Hamid Mirza, aged about 37 years, married, house-wife, Indian National, resident of House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. 9673527750;

9. Mrs. MARIAMBI GAFUR SHAIKH alias, MARIAM BI SHAIKH, daughter of Xec Amid Mirzam alias, Hamid Kassam Mirza and wife of Mr. Gafur Shaikh alias, Shaikh Gafur Alli, aged about 55 years, married, house-wife, Indian National, resident of House No. 79, Bandar Wada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. 8080278505;



For LAGUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]

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NAZIMA

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[Signature]

Mazionki

[Signature]

Hassan

[Signature]

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10. Mrs. JULEKAM BI alias, ZULEKHA HASSAN MAMLEKAR alias, ZULEKHA HASAN MAMLEKAR, daughter of late Hamid Mirzam, alias Hamid Mirza and wife of Mr. Shaikh Hassan Mamlekar alias, Hassan Issak Mamlekar, aged about 53 years, married, housewife, Indian National, resident of House No. 28/6, Near Rolling Mill, Bicholim, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. 8796822951 and her husband,
11. Mr. SHAIKH HASSAN MAMLEKAR alias, HASSAN ISSAK MAMLEKAR, son of Mr. Issak Mamlekar, aged about 58 years, married, Indian National, occupation service, resident of House No. 40B, Muslimwada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. 8796822951;
12. Mrs. SHAHIDA NASIR KHAN alias, SHAHIDABI, alias, SHAHIDA BI, daughter of late Hamid Mirza and wife of Nassir alias, Nasir Rahim Khan, aged about 49 years, married, house-wife, Indian National, resident of House No. 254, Opp. Jama Masjid, Thane Road, Valpoi, Taluka Sattari, North Goa-403506, holder of PAN - EKAPK9762H, AADHAR Card No. 4861 4574 2270, Contact No. 9764014801 and her husband,

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]

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NAZIMA

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13. Mr. NASIR RAHIM KHAN alias, NASSIR, son of late Rahim Khan, aged about 52 years, married, occupation service, Indian National, resident of House No. 254, Opp. Jama Masjid, Thane Road, Valpoi, Taluka Sattari, North Goa-403506, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED] and Contact No. 9764014801;

14. Mrs. MASUDA IMTIYAZ SHAIKH alias, MASUDHABEE alias, MASUDA SHAIKH, daughter of late Hamid Mirza and wife of Mr. Imtiyaz alias, Imtiaz Shaikh, aged about 47 years, married, house-wife, Indian National, resident of Flat No. AST/03, 2nd Floor, 'Sankalp Garden', Vodli, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED] and AADHAR Card No. [REDACTED] Contact No. 8605267616 and her husband,

15. Mr. SHAIK IMTIAZ alias, IMTIYAZ SULEMAN SHAIKH, son of late Sileman Shaik alias, Suleman Shaikh, aged about 54 years, married, self-employed, Indian National, resident of 'Sankalp Garden', Flat No. AST/03, 2nd Floor, Vodli, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] [REDACTED], Contact No. 9762135415;

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]

[Signature]

[Signature]

[Signature]

NAZIMB

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[Signature]

Masoomi

[Signature]

Hassan

[Signature]

[Signature]

All of them hereinafter, for brevity's sake, being jointly referred to as "**THE VENDORS**", (which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) **OF THE FIRST PART;**

Winkles
hah
NAZIMA
SA
Samiya Mariam
Hassan
Skhan
Shauq
Shutlyn

The Vendor No. 2 above named - Mr. SIRAJUDDIN MIRZA alias, SIRAJUDDIN HAMID MIRZA, is represented herein by his brother and Duly Constituted Attorney- Mr. IMRAN MIRZA, alias IMRAN HAMID MIRZA, the Vendor No. 7 above named, he having been appointed as such Attorney in terms of an Indenture of Special Power of Attorney executed by him, on 04/04/2021, before the Consulate General of India, at Dubai (U.A.E.), and duly adjudicated by the Additional Collector-I of North Goa District, Panaji, Goa, on 07/06/2021;

The Vendor No. 3 - Mr. KASAM HAMID MIRZA above named is represented herein by his wife and Duly Constituted Attorney- Mrs. SAFIYA KASSAM MIRZAM, the Vendor No. 4 above named, she having been appointed as such Attorney in terms of

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED
Authorised Signatory



Winkles
hah
NAZIMA
SA

Samiya Mariam
Hassan

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED
Lacuna
Director

Skhan
Shauq
Shutlyn

an Indenture of General Power of Attorney executed by him, before the Notary Adv. S. A. Parab, at Bicholim, under Registration No. 9463/11 on 09/05/2011;

The Vendor No. 13 above named **Mr. NASSIR RAHIM KHAN** is represented herein by his wife and Duly Constituted Attorney- **Mrs. SHAHIDA NASIR KHAN** alias, **SHAHIDABI**, alias, **SHAHIDA BI**, the **Vendor No. 12** above named, she having been appointed as such Attorney in terms of an Indenture of Special Power of Attorney executed by him, on 26/08/2019, before the Embassy of India, at Doha (Qatar), and duly adjudicated by the additional Collector-I of North Goa District, Panaji, Goa, on 18/11/2019;

Certified copies of all the Power of Attorneys are presented along with this indenture;

AND

16. LACUNA DEVELOPERS AND BUILDERS (OPC) Pvt. Ltd., a Private Limited Company incorporated under the Companies Act, 2013 (18 of 2013) holding PAN - AAECCL5815B represented herein by its sole Director - Mr. ALTAF SHAIKH alias, Mr. ALTAF SALAUDDIN SHAIKH, son of Shri Salauddin Shaikh, aged about 42



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NAZIM B
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Hassan

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED

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DIRECTOR

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years, married, businessman, Indian National, resident of House No. 2901, Vasudev Nagar, Muslimwada, Bicholim, Goa-403504, holder of PAN - BARPS5256C, AADHAR No. 3968 0273 3123 and Contact No. 9158345415;

(Certificate of Incorporation of the Purchaser Company is presented along with this indenture)

hereinafter, for brevity's sake, being referred to as "**THE PURCHASER**" (which expression shall be deemed to mean and include its administrators, legal representatives, executors, successors and / or assigns, jointly and/or severally, wherever the context or meaning shall so require or permit) OF **THE OTHER PART:**



WHEREAS there exists a piece or parcel of land viz., Plot No. "A" admeasuring 466.50 sq. mts., or thereabouts, (466.00 sq. mts., as per Survey records) forming part of the larger plot of land viz., Plot No. 2, admeasuring 2,500.00 sq. mts., or thereabouts, of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslim wada, Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]

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NAZIMA

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HASSAN

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Land Registration Office of Bicholim, under Description No. 7107 of Book No. B-18 (new) (registered under old Cadastral Survey No. 317), not enrolled in the Taluka Revenue Office for the purpose of matrizing and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Bicholim, under New Survey No. 44 Sub-Division No. 7 and the said Plot No. "A" admeasuring 466.00 sq. mts., being surveyed as an independent and distinct entity under New Survey No. 44/7-A of Village Bicholim, Taluka Bicholim, being more particularly described in SCHEDULE hereunder written and hereinafter, for brevity's sake being referred to as " the said Plot";



AND WHEREAS the said entire property bearing New Survey No. 44/7 of Village Bicholim, belonged to one Smt. Najmunnisabi Mirza, Shri Hamid Mirza, Shri Yasin Mirza, Shri Chiraguddin Mirza, Shri Hyder Mirza and Shri Gafoor Mirza and their names stood duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV, in respect of Survey No. 44/7 of Village Bicholim, as the sole occupants thereof;

AND WHEREAS the aforesaid owners thereafter, subdivided the said property, into Five plots viz., Plots 'A', 'B', 'C', 'D' & 'E';

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]

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Sanyas

[Signature]
Skhan

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[Signature]
Marionki

[Signature]
Shahid

NAZIMA

[Signature]
Hassan

[Signature]
Dattayam

[Signature]

AND WHEREAS in terms of a Deed of Partition dated 12/06/1990, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 53, of Book No. 1, Volume No. 25, on 18/07/1990, executed by and between the said Smt. Najmunnisabi Mirza, as the First Party, Shri Hamid Mirza alias, Shaikh Hamid Kassam Mirza, as the Second Party, Shri Chiraguddin Mirza as the Third Party, Shri Yasir Mirza as the Fourth Party, Shri Gafoor Mirza and Shri Hyder Mirza as the Fifth Party, the said property was partitioned into metes and bounds among themselves, and the said Plot 'A', admeasuring 466.50 sq. mts., (now 466.00 sq. mts. as per survey records) was allotted to Shri Shaikh Hamid Kassam Mirza, towards his share;



AND WHEREAS after the allotment of Plot 'A', the said Shri Hamid Mirza, carried out necessary mutation proceedings followed by partition proceedings and got the said Plot 'A', admeasuring 466.50 sq. mts., (now shown as 466.00 sq. mts., as per Survey records) partitioned as a separate holding, under New Survey No. 44/7-A and accordingly his name stands duly recorded in the occupants column of the Records of Rights Certificate in Form No. I & XIV of said New Survey No. 44/7-A of Village Bicholim, Taluka Bicholim, against Mutation Entry No. 1317, as the sole occupant thereof;

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]

[Signature]

NAZIMA

[Signature]

[Signature]

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Haasan

[Signature]

[Signature]

[Signature]

AND WHEREAS by virtue of above, the said Shri Hamid Mirza and his wife, became the absolute and exclusive owners of the said Plot 'A', admeasuring 466.00 sq. mts., bearing New Survey No. 44/7-A of Village Bicholim;

AND WHEREAS the said Shri Hamid Mirza alias, Hamido Cassamo Mirzam alias, Hamid Kassam Mirza or Shaikh Hamid Mirza or Shaikh Hamid Mirzam or Xec Amid Mirzam or Hamid Mirzam expired on 29/03/2011, upon whose death a Deed of Succession & Qualification of Heirs, came to be drawn on 09/08/2019, before the Civil Registrar-cum-Sub-Registrar & Special Notary, Ex-Officio of Bicholim, at pages 46 to 48v onwards of Book No. 321, wherein, Smt. Sulma Bi Mirza also known as Sulmabi alias, Sulma Bi, alias, Salma Bi alias, Sulemabi alias, Sulmabee (Vendor No. 1 above named), was declared as his widow and moiety-holder and following children as his sole and universal heirs:-

- i. Mr. Sirajuddin Mirza, (Vendor Nos. 2 abovenamed)
- ii. Mr. Kassam Mirza, (Vendor Nos. 3 above named)
- iii. Mr. Akil Hamid Mirza, (Vendor Nos. 5 above named)
- iv. Mr. Imran Mirza, (Vendor Nos. 7 above named)
- v. Mrs. Mariambi, (Vendor Nos. 9 above named)
- vi. Mrs. Julekam Bi, (Vendor Nos. 10 above named)

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

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NAZIMA
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HASSAN

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vii. Mrs. Shahidabi, married to Mr. Nassir Khan,
(Vendor Nos. 12 above named) and,

viii. Mrs. Masudhabec, (Vendor Nos. 14 above
named);

AND WHEREAS by virtue of above, the vendors
abovenamed, have become the absolute and exclusive
owners of the said Plot 'A', admeasuring 466.00 sq. mts.,
bearing New Survey No. 44/7-A of Village Bicholim;



AND WHEREAS the Purchaser Company has
approached the Vendors to sell to it the said Plot 'A',
admeasuring 466.00 sq. mts., bearing New Survey No.
44/7-A of Village Bicholim;

AND WHEREAS it has been agreed between the
parties hereto that the Vendors shall sell to the Purchaser
the said Plot 'A', admeasuring 466.00 sq. mts., bearing
New Survey No. 44/7-A of Village Bicholim, forming part
of the larger property known as "KOLAMACHI XIR" or
"COLOMO BATULENTIL XIR ", being more particularly
described in SCHEDULE hereunder written and, for better
clearness, being delineated on the plan annexed hereto
and thereon shown 'surrounded by red coloured boundary
lines and hereinafter, for brevity's sake, being referred to
as " the said plot", for a total consideration of Rs.
13,05,000.00 (Rupees Thirteen Lakhs Five Thousand
only), which is the present market value of the said plot;

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NAZIM

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Marion

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Hassan

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Handwritten signature]
Director

Skhan

Abdullah

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NOW THEREFORE, THIS DEED OF SALEWITNESSES AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 13,05,000.00 (Rupees Thirteen Lakhs Five Thousand only) paid by the Purchaser to the Vendors (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), the Vendors, as the absolute and exclusive owners of the said Plot "A", do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER ALL THAT plot of land viz., Plot 'A', admeasuring 466.00 sq. mts., or thereabouts, bearing New Survey No. 44/7-A of Village Bicholim, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa and more particularly described in the SCHEDULE hereunder written and, for better clearness, being delineated on the Plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits,



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For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
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 Director

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advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.



2. A N D the Vendors do hereby for themselves their, heirs, executors and administrators covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full

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For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
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power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot hereby granted with all and every of his appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them.



3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby granted or any part thereof by from, under or in trust for the Vendors or

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For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED

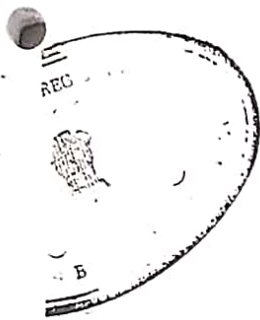
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their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid or as shall or may be reasonably required by the purchaser, its successors or assigns or its counsels - in-law.



4. AND the Vendors do hereby covenant with the purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said plot hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser is deprived of the whole or any part of the

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For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
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said plot, the respective Vendors shall compensate the Purchaser and/or its successors-in-interest.

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser at their cost and consequences thereof.

7. A N D the Vendors do hereby give their No Objection for the Purchaser to carry on necessary mutations in the Records of Right to get its name recorded in the Occupants' Column of Form No. 1 and XIV of said New Survey No. 44/7-A of Village Bicholim, Taluka Bicholim.

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold does not belong to person of scheduled caste or scheduled tribe.

9. That the base value of the said plot bearing New Survey 44/7-A of the Revenue Village Bicholim is Rs. 2000.00 per square meter, and the present market Value is Rs. 3,500.00 per square meter. However, as per Land Use/Zoning Information issued by the Deputy Town Planner, Town & Country Planning Dept., vide its letter bearing Ref. No. TCP/BICH-105/21/499, dated 05/03/2021, the said **Plot** admeasuring **466.00** sq.



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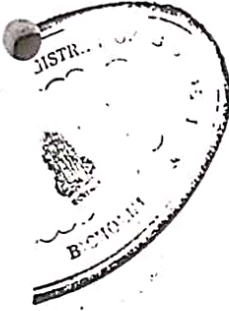
For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED



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mts., bearing New Survey No. 44/7-A of Village Bicholim, Taluka Bicholim falls under Settlement Zone. (A certified copy of the said Land Use/Zoning Information issued by the Deputy Town Planner, Town & Country Planning Dept., dated 05/03/2021, along with this Deed).



10. Thus the total market value of the said Plot at the rate of Rs. 3,500.00 per sq. mts., is Rs. 16,31,000.00 (Rupees Sixteen Lakhs Thirty One Thousand Only).



11. However as per Appendix to Notification published in the Official Gazette Government of Goa at Series I No. 20 on 13/08/2020, S3 Zone rates would be applicable in the Taluka of Bicholim, where there is no grading of zones and as per which the value of an area upto 1000 sq. mts. will be 20% less than the base value. Hence the value of the said Plot is Rs. 2,800.00 per square meter.

12. The area of the said Plot "A" as per Partition Deed is 466.50 sq. mts. and accordingly the same area of 466.50 is reflected in Power of Attorneys herein. However at the time of Survey updation the area shown in the Survey records is 466.00 sq. mts.

13. Thus the total market value of the said Plot admeasuring 466.00 sq. mts., is Rs. 13,05,000.00 (Rupees Thirteen Lakhs Five Thousand only), and the stamp duty of Rs. 39,200.00 (Rupees Thirty Nine Thousand Two Hundred only) i.e., @ 3% on the value has been paid herein.

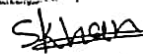


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 Masirki

 Hassan

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

 Director


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SCHEDULE(Description of Plot "A" hereby sold)

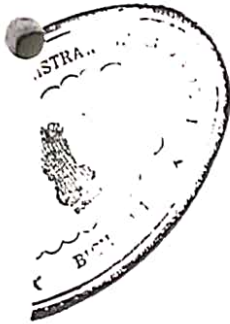
ALL THAT a piece or parcel of land viz., Plot "A" admeasuring 466.00 sq. mts., or thereabouts, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 7107 of Book No. B-18 (new) (registered under old Cadastral Survey No. 317), not enrolled in the Taluka Revenue Office for the purpose of matriz and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Bicholim, under New Survey No. 44 Sub-Division No. 7 and the said Plot No. "A", admeasuring 466.00 sq. mts., surveyed as an independent and distinct entity under New Survey No. 44/7-A of Village Bicholim, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as per New Survey Plan as follows:-

On or towards the East: by the property of Harba Rama Gauncar bearing Survey No. 44/8,

On or towards the West: partly by Sub Plot 'B', bearing New Survey No. 44/7-B and partly by Aforamento of Shaikh Assan and open space,

On or towards the North: by road, and,

On or towards the South: partly by remaining part of the same property and partly by Sub Plot C now bearing New Survey No. 44/7-C.



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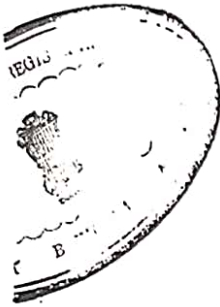
For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

[Signature]
 Director

[Signature]
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The said Plot "A", admeasuring 466.00 sq. mts., or thereabouts, hereby sold, is delineated on the plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

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Director

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Receipt

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 17-Jun-2021 15:05:21

Date of Receipt: 17-Jun-2021

Receipt No : 2021-22/6/179

Serial No. of the Document : 2021-BCH-458

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

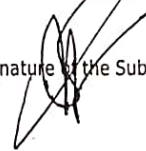
Received the following amounts from **ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH** for Registration of above Document in Book-1 for the year 2021

Registration Fee	26100	E-Challan	• Challan Number : 202100533725 • CIN Number : CPAAWCOQZ5	26100
Processing Fee	1370	E-Challan	• Challan Number : 202100533725 • CIN Number : CPAAWCOQZ5	1370
Total Paid	27470 (Rupees Twenty Seven Thousands Four Hundred And Seventy only)			

Probable date of issue of Registered Document:

17/06

Signature of the Sub-Registrar



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

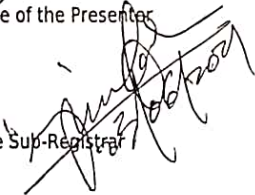
Please handover the Registered Document to the person named below

Name of the Person Authorized :

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

Signature of the Presenter



Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **17-Jun-2021**

Signature of the person receiving the Document

Signature of the Sub-Registrar



Altat Shaikh



OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,

SUB DIVISION BICHOLIM , BICHOLIM - GOA

Bicholim Goa Phone Nos :- 2362058 Fax Nos :- 2362058

Email :- sdm-bicholim.goa@nic.in

No.6-69-2021-CNV-BICH 13/20

Dated:- 14-Oct-2021

Read:1. Application dated 23-Sep-2021 from Lacuna Developers and Builders (OPC) Pvt. Ltd , H.No. 2901, Vasudev Nagar, Muslimwada, Bicholim , Bicholim , Bicholim - Goa
2)Circular issued by the Office of the Secretary(Revenue) vide No.34/Secy(Rev)/Conversion/2021 dated 08/03/2021,with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

SANAD

SCHEDULE - II

(See Rule 7 of the Goa,Daman and Diu Land Revenue (Conversion of use of land and non - agricultural Assessment) Rules,1969)

Whereas an application has been made to DEPUTY COLLECTOR & SDO, Bicholim , Bicholim - Goa (Hereinafter referred to as "the Deputy Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa,Daman And Diu Land Revenue Code, 1968 (hereinafter referred to as 'the said code' which expression shall, where the context so admits include the rules and orders thereunder), By Shri/Smt Lacuna Developers and Builders (OPC) Pvt. Ltd being the occupant of the plot registered under Survey No.44/7-A Situated at Bicholim, Bicholim Taluka (hereinafter referred to as "the applicant", which expression shall, where the context so admits include his / her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of Survey No. 44/7-A admeasuring 466 Square Metres be the same a little more or less for the purpose of Residential purpose .

Now,this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions,namely:-

1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non - agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assesment - The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential purpose without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land

5. Penalty clause - (a) If the applicant contravene any of the foregoing conditions, the Collector may without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage,the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No tree shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as hereon provided, the grant shall be subject to the provisions of the said Code and rules thereunder.



marks :-

The applicant has paid conversion fees of Rs.55,920 00 /-(RUPEES FIFTY-FIVE THOUSAND NINE HUNDRED TWENTY ONLY) and Fine of Rs 6,204 00/- (RUPEES SIX THOUSAND TWO HUNDRED FOUR ONLY) vide challan No.102/2021 & 103/2021 dated 11-Oct-2021.

2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Bicholim Goa vide his report No.- dated 23-Sep-2021.
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest ,North Goa Division Ponda Goa has given NOC for conversion vide report No. - dated 23-Sep-2021.
4. The Mamlatdar, Office of Mamlatdar, Bicholim , Bicholim-Goa has submitted his report for conversion vide report No.MAM/BICH/CI(II)/CNV/232/2021/1808 dated 06-Oct-2021
5. The development / construction in the plot shall be governed as per laws / rules in force.
6. Conversion confirmed

In witness where of the DEPUTY COLLECTOR & SDO OF Bicholim , Bicholim - Goa, NORTH GOA district. has hereunto set her hand and the seal of this office on behalf of the Governor of Goa and Lacuna Developers and Builders (OPC) Pvt. Ltd here also hereunto set his/her hand this 14th day of October .2021

(Lacuna Developers and Builders (OPC) Pvt. Ltd)

APPLICANT

DEEPA
K P
VAING
ANKAR

Digitally
signed by
DEEPAK P
VAINGANKAR
Date:
2021.10.14
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(DEEPAK P. VAINGANKAR)
DEPUTY COLLECTOR & SDO
Bicholim Sub Division, Bicholim - Goa

Signature and Designature of witnesses :

Complete address of Witness

1. Anil Damodar Patel

1. H.No. 5/2018, Muslimwada, Bicholim Goa

2. Santosh Manohar Amonkar

2 H No 536, Subh-Mano, Sudha Colony,
Bordem, Bicholim Goa

We declare Lacuna Developers and Builders (OPC) Pvt. Ltd who has signed this Sanad is to our personal knowledge, the person who represents themselves to be, and that he/she has affixed his/her signature hereto in our presence.



1. Anil Damodar Patel

2. Santosh Manohar Amonkar

To,

1. The Dy Town Planner, The Town & Country Planning Department, Bicholim Goa
2. The Mamlatdar, Office of Mamlatdar, Bicholim , Bicholim-Goa
3. The Sarpanch, Village Panchayat / Municipal Council Bicholim, Bicholim-Goa
- The Talathi of Bicholim
- Lacuna Developers and Builders (OPC) Pvt. Ltd, H.No. 2901, Vasudev Nagar, Muslimwada, Bicholim , Bicholim , Bicholim - Goa

**FORM I & XIV**

100012940851

Date: 06/08/2021

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Page 1 of 1

Taluka BICHOLIM

तालुका

Village Bicholim

गांव

Name of the Field Kolamachi Xir

शेताचें नांव

Survey No. 44

सर्वे नंबर

Sub Div. No. 7-A

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खान	केर	मोरड	एकूण लागण क्षेत्र
0000.04.66	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.04.66

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

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

Grand Total
एकूण
0000.04.66

Remarks शेरा

As per the talathi report dated 05/02/2021 as per form IX

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

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Lacuna Developers and Builders (OPC) Pvt Ltd		32186	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
					वागायत	जिरायत	Nature	Area क्षेत्र		
					Ha.Ars.Bq.Mls	Ha.Ars.Sq.Mls	हे. आर. चौ. मी.	हे. आर. चौ. मी.		
	सागण करणाऱ्याचे नांव		मासम	पिकाचे नांव	हे. आर. चौ. मी.	हे. आर. चौ. मी.	हे. आर. चौ. मी.	हे. आर. चौ. मी.	सिंचनाचा प्राति	शेरा
	Nil									

End of Report

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

PRAVINJAY GURUDAS PANDIT

Digitally signed by PRAVINJAY GURU PANDIT
Date: 2021.08.06 12:59:15 +05:30
Reason: To Certify document.
Location: Goa, India

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 1, Mrs.
SULMA BI MIRZA.



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For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

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HASSAN

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SULTANA

SIGNED AND DELIVERED BY
 WITHIN NAMED THE VENDOR No. 4,
 Mrs. SAFIYA KASSAM MIRZA FOR
 SELF AND AS DULY CONSTITUTED
 ATTORNEY OF VENDOR No. 3, Mr.
 KASAM HAMID MIRZA.



Handwritten initials/signature

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For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

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 Director

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NALIMA
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 Hassan

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SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 5, Mr.
AKIL HAMID MIRZA.



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For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

NAZIMA

Samiya

Mazionki

Hassan

Shaban

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 6, Mrs.
NAZIMA AKIL MIRZA.

NAZIMA



NAZ

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

NAZIMA

Samiya

Mariam

Hassan

Skhab

Ashraf

Saad

SIGNED AND DELIVERED BY THE;
 WITHIN NAMED VENDOR No. 7, Mr.}
 IMRAN HAMID MIRZA. FOR SELF}
 AND AS DULY CONSTITUTED}
 ATTORNEY OF VENDOR No. 2, Mr.}
 SIRAJUDDIN HAMID MIRZA. }



to B



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

Director

NAZIMA

Hessan

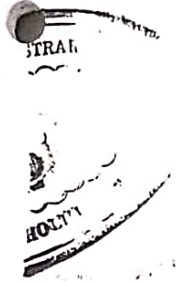
SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 8, Mrs. }
SAMIYA IMRAN MIRZA. }

Samiya



Samiya

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]

[Signature]
[Signature]
[Signature]
NAZIMA
[Signature]

Samiya
Mazide
[Signature]
Hassam

Skhan
Shayeb
[Signature]

SIGNED AND DELIVERED BY }
WITHIN NAMED THE VENDOR No. 9, }
Mrs. MARIAMBI GAFUR SHAIKH }
alias, MARIAM BI SHAIKH. }



Mariam

Mariam



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Director

[Signature]
[Signature]
[Signature]

NAZIM
[Signature]

[Signature]
[Signature]

[Signature]
Hassan

[Signature]
[Signature]
[Signature]

SIGNED AND DELIVERED BY }
WITHIN NAMED THE VENDOR No. 10 }
Mrs. JULEKAM BI alias, ZULEKHA }
HASSAN MAMLEKAR alias, }
ZULEKHA HASAN MAMLEKAR. }



[Handwritten signature]

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Handwritten signature]
Director

[Handwritten signature]

[Handwritten signature]
Samiya
Mawink

[Handwritten signature]
Skan

[Handwritten signature]
NAZIMB
[Handwritten signature]

[Handwritten signature]
Hassan

[Handwritten signature]

SIGNED AND DELIVERED BY;
 WITHIN NAMED THE VENDOR No. 12, Mrs. SHAHIDA NASIR KHAN;
 ALIAS SHAHIDABI alias SHAHIDA BI;
 FOR SELF AND AS DULY;
 CONSTITUTED ATTORNEY OF;
 VENDOR No. 13, Mr. NASIR RAHIM;
 KHAN.



SK

Shahida



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

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Handwritten signature
Handwritten signature
NAZIMA
Handwritten initials

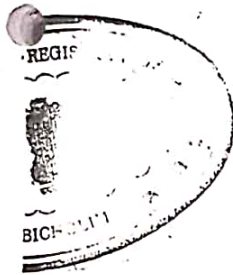
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Handwritten signature
Handwritten signature
 Hassan

Handwritten signature
 Director
Handwritten signature
Handwritten signature
Handwritten signature

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 14,
Mrs. MASUDA IMTIYAZ SHAIKH
alias, MASUDHABEE alias, MASUDA
SHAIKH.



Masuda



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Masuda
Director

NAZIMA

Sanviya
Masuda
Hassan

SKhan
Masuda
Sadique

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 15, Mr.
SHAIK IMTIAZ alias IMTIYAZ
SULEMAN SHAIKH.

Suleman Shaikh



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Saima
Director

Saima
Marion
NAZIMA
Na

Saima
Marion
Ms
Hassan

Shah
Shah
Suleman

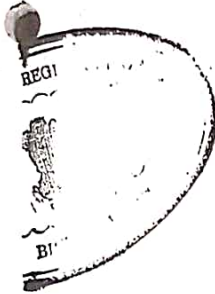
SIGNED, SEALED AND DELIVERED }
BY THE WITHIN NAMED }
PURCHASER, LACUNA }
DEVELOPERS AND BUILDERS }
(OPC) Pvt. Ltd., THROUGH ITS }
DIRECTOR - Shri ALTAF SHAIKH }
alias, Mr. ALTAF SALAUDDIN }
SHAIKH.

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED



[Signature]
Director

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



In the Presence of:-

- Silwan*
S.U. Keniar
- Romali* (Roopa s. malik)

[Signature]
[Signature]
NAZIMA
[Signature]

[Signature]
[Signature]
[Signature]
Hassan

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Director
[Signature]
[Signature]

458



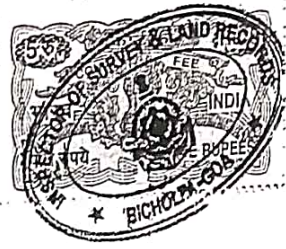
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
BICHOLIM - GOA

Inward No.: 2350

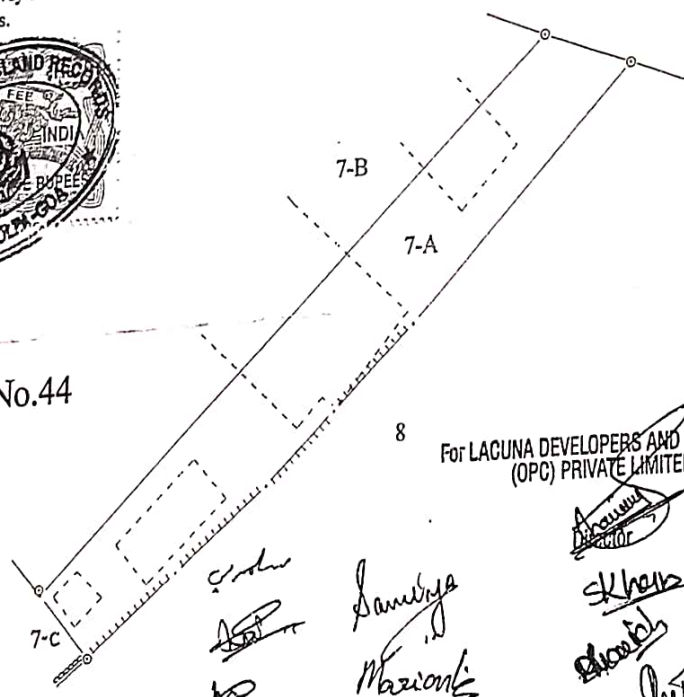


Plan Showing plots situated at
Village : BICHOLIM
Taluka : BICHOLIM
Survey No./Subdivision No. : 44/ 7-A
Scale : 1:500

(Signature)
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



SURVEY No.44



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

(Signatures)
Sambha
Mazanti
Hassan
Director
SKhas
Rajesh
Rajesh

Generated By : Manoj D. Naik (D'Man Gr.II)
On : 20-09-2019

Compared By: Reshma R. Dhargalkar (H.S)

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Author's Signatory
(Signature)



Government of Goa
Document Registration Summary 2
 Office of the Civil Registrar-cum-Sub Registrar, Bicholim

Print Date & Time : - 17-Jun-2021 03:04:44 pm

Document Serial Number :- 2021-BCH-458

Presented at 01:59:37 pm on 17-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	39200
2	Registration Fee	26100
3	Mutation Fees	1000
4	Processing Fee	1370
Total		67670

Stamp Duty Required :39200/-

Stamp Duty Paid : 39200/-






















Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH , Age: , Marital Status: , Gender:, Occupation: , Address1 - House No. 2902, Vasudev Nagar, Bicholim, Taluka Bicholim, North Goa-403504, Address2 - , PAN No.: XXXXXXXXXX			

For LABURNI DEVELOPERS AND BUILDERS
 PRIVATE LIMITED
 Authorised Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SULMA BI MIRZA Alias SULMABI Alias SULMA BI Alias SALMA BI Alias SULEMABI Alias SULMABEE , Father Name:LATE ABDUL CORIMO AGA, Age: 82, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 48-2, Muslimwada, Taluka Bicholim, North Goa-403504, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SAFIYA KASSAM MIRZAM Alias SAFIYA KASSAM MIRZA Alias SAFIYA BI , Father Name:AHAMMED SHAIKH, Age: 41, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, PAN No.: [REDACTED]			
3	AKIL MIRZA Alias AKIL HAMID MIRZAM Alias AKIL SHAIKH HAMID MIRZAM , Father Name:LATE SHAIKH HAMID MIRZAM, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Service, House No. 48-2, Muslimwada, Near Azad Jumma Masjid, Bicholim, North Goa-403504, PAN No.: [REDACTED]			
	NAZIMA MIRZA Alias NAZIMA AKIL MIRZA , Father Name:ABDUL SHAIKH, Age: 43, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 48-2, Muslimwada, Near Azad Jumma Masjid, Bicholim, North Goa-403504, PAN No.: [REDACTED]			
	IMRAN H MIRZA Alias IMRAN HAMID MIRZA , Father Name:LATE HAMID KASSAM MIRZA, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Service, House No. 48, Muslimwada, Taluka Bicholim, North Goa- 403504, PAN No.: [REDACTED]			
6	SAMIYA IMRAN MIRZA Alias SAMIYA BI , Father Name:LATE SHAKIRA JAHAGIRDAR, Age: 37, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, PAN No.: [REDACTED]			
7	MARIAMBI GAFUR SHAIKH Alias MARIAM BI SHAIKH , Father Name:XEC AMID MIRZAM Alias HAMID KASSAM MIRZA, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 79, Bandar Wada, Taluka Bicholim, North Goa-403504, PAN No.: [REDACTED]			
8	JULEKAM BI Alias ZULEKHA HASSAN MAMLEKAR Alias ZULEKHA HASAN MAMLEKAR , Father Name:LATE HAMID MIRZAM Alias HAMID MIRZA, Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 28-6, Near Rolling Mill, Bicholim, Taluka Bicholim, North Goa-403504, PAN No.: [REDACTED]			




6/17/2021

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	<p>SHAIKH HASSAN MAMLEKAR Alias HASSAN ISSAK MAMLEKAR , Father Name:ISSAK MAMLEKAR, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Service, House No. 40B, Muslimwada, Taluka Bicholim, North Goa-403504,</p> <p>PAN No.: [REDACTED]</p>			
10	<p>SHAHIDA NASIR KHAN Alias SHAHIDABI Alias SHAHIDA BI , Father Name:LATE HAMID MIRZA, Age: 49, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 254, Opp. Jama Masjid, Thane Road, Valpoi, Taluka Sattari, North Goa-403506,</p> <p>PAN No.: [REDACTED]</p>			
11	<p>MASUDA IMTIYAZ SHAIKH Alias MASUDHABEE Alias MASUDA SHAIKH , Father Name:LATE HAMID MIRZA, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No. AST-03, 2nd Floor, Sankalp Garden, Vodli, Taluka Bicholim, North Goa-403504,</p> <p>PAN No.: [REDACTED]</p>			
12	<p>SHAIK IMTIYAZ Alias IMTIYAZ SULEMAN SHAIKH , Father Name:LATE SILEMAN SHAIK Alias SULEMAN SHAIKH, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Self Employed, Sankalp Garden Flat No. AST-03 2nd Floor, Vodli, Taluka Bicholim, North Goa-403504,</p> <p>PAN No.: [REDACTED]</p>			
13	<p>IMRAN MIRZA Alias IMRAN HAMID MIRZA , Father Name:LATE HAMID KASSAM MIRZA, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, PAN No.: [REDACTED], as Power Of Attorney Holder for SIRAJUDDIN MIRZA Alias SIRAJUDDIN HAMID MIRZA</p>			
14	<p>SAFIYA KASSAM MIRZAM ALIAS MIRZA ALIAS SAFIYA BI , Father Name:AHAMMED SHAIKH, Age: 41, Marital Status: ,Gender:Female,Occupation: Housewife, House No. 48, Muslimwada, Taluka Bicholim, North Goa-403504, PAN No.: [REDACTED], as Power Of Attorney Holder for KASAM HAMID MIRZA Alias KASSAM MIRZAM Alias KASSAM H MIRZAN</p>			
15	<p>SHAHIDA NASIR KHAN Alias SHAHIDABI Alias SHAHIDA BI , Father Name:LATE HAMID MIRZA, Age: 49, Marital Status: ,Gender:Female,Occupation: Housewife, House No. 254, Opp. Jama Masjid, Thane Road, Valpoi, Taluka Sattari, North Goa-403506, PAN No.: [REDACTED], as Power Of Attorney Holder for NASIR RAHIM KHAN Alias NASSIR</p>			







6/17/2021

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH , , Age: , Marital Status: , Gender: , Occupation: , House No. 2902, Vasudev Nagar, Bicholim, Taluka Bicholim, North Goa-403504, PAN No.: XXXXXXXXXX			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURANG ULHAS KERKAR, Age: 25, DOB: , Mobile: 9764181015 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403505, 2523, 2523, Santermai, Near Vaishya Bhavan, Cassabe-de-sarquelim, Bicholim, North Goa, Goa			
2	Name: ROOPA SOMNATH MALIK, Age: 31, DOB: 1990-04-18 , Mobile: 9765001078 , Email: , Occupation: Advocate , Marital status : Married , Address: 403505, House No. 280 Gaonkar Wada Kudnem Sankhali Goa, House No. 280 Gaonkar Wada Kudnem Sankhali Goa, Cudnem, Bicholim, North Goa, Goa			



Kalankar
7/106/2021
Sub-Registrar
BICHOLIM

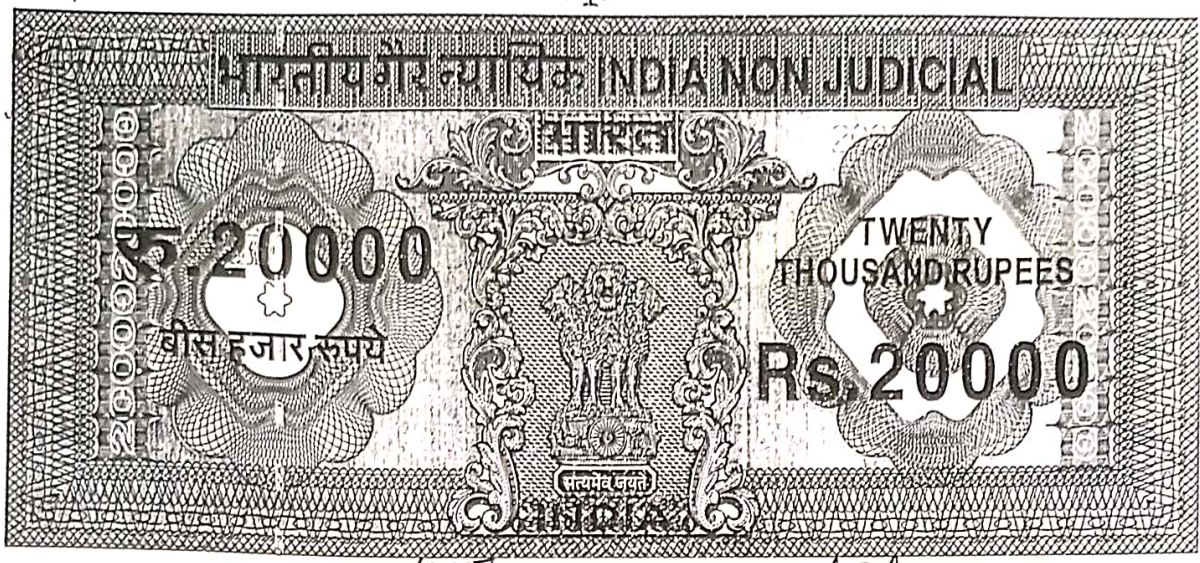
Document Serial Number :- 2021-BCH-458

Document Serial No:-2021-BCH-458

Book :- 1 Document
Registration Number :- **BCH-1-451-2021**
Date : 17-Jun-2021

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17/06/2021
Sub Registrar (Office of the Civil Registrar, Bicholim)
REGISTRAR, BICHOLIM





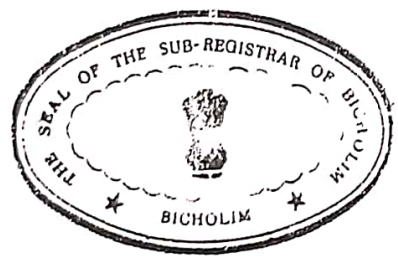
गोवा GOA

Sr. No. 4777 Place of vend. Date of Issue 15/12/2021 074181
Value of the Stamp 20000/-
Name of the Purchaser Lacuna Developers & Builders
Residing at Panaji Son of Pot. G. G.
As there is no one Single Stamp paper for the value of Rs. 49000/-
additional Stamp Papers for the completion of the value is
attached along with

Signature of Vendor
M. S. T. Parab
Lic No. SP/VEN/29167

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Signature of Purchaser

Authorised Signatory

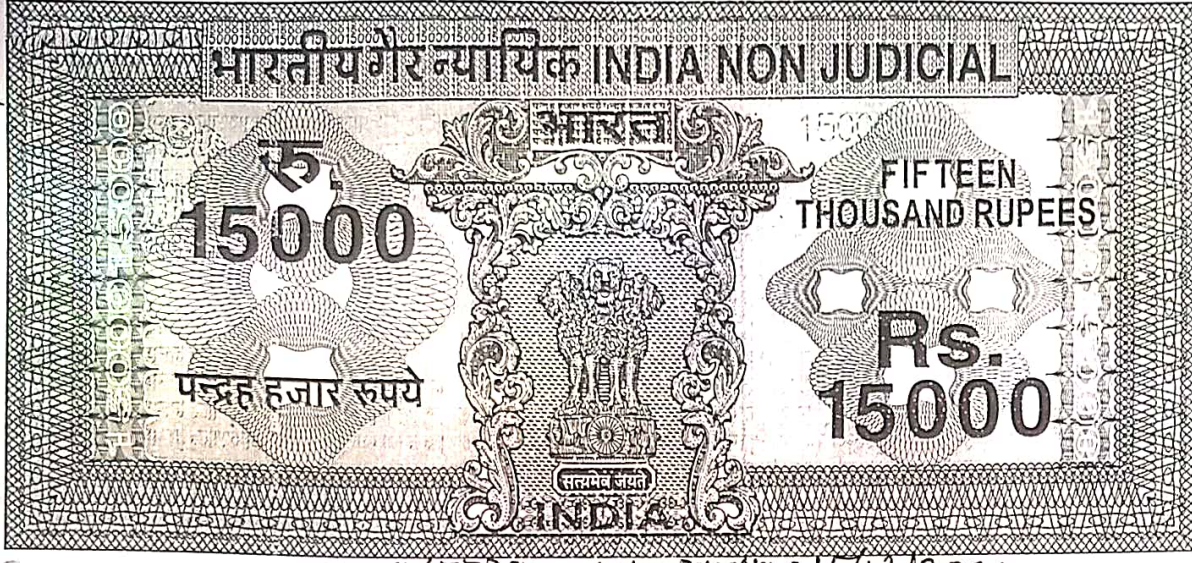


2021 - BCH - 968
16 / 12 / 2021

DEED OF SALE

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorised Signatory



वा GOA

No. 777, Place & vend. 15/07/2021 Date of Issue 15/07/2021 069541
 Value of the Stamp 15000/-
 Name of the Purchaser Lacuna Developers & Builders
 Residing at Panaji Son of Dr. Uday
 As there is no one single Stamp paper for the value of Rs. 49000/-
 additional Stamp papers for the completion of the value to
 attain along with
 Signature of Vendor [Signature] For LACUNA DEVELOPERS AND BUILDERS
 M. T. Parab (OPC) PRIVATE LIMITED
 Signature of Purchaser [Signature]
 Lic No. A. SIP/VEN/1/477 Authorised Signatory



DEED OF SALE

[Signature]
[Signature]
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Signature]
 Authorised Signatory



GOA

Sr. No. 477 Place of vend. Goa Date of Issue 15/12/2021
 Value of the Stamp 10000/- 054894
 Name of the Purchaser Lacuna Developers & Builders
 Residing at Pana Son of Pat-4th Co.
 As there is no one single Stamp paper for the value of Rs. 49000/-
 additional Stamp Papers for the completion of the value is
 attached along with

Signature of Vendor
 M. S. Parab
 Lic. No. A. STP/VEN/29/47

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorised Signatory



DEED OF SALE

Patil
Patil

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorised Signatory



गोवा GOA

Sr. No. 777 Place of vend. Goa Date of issue 15/12/2021 648916
 Value of the Stamp Rs. 1000
 Name of the Purchaser Lacuna Developers & Builders
 Residing at Kawa Son of Pot. Ltd. Co.
 As there is no one single Stamp paper for the value of Rs. 49000/-
 additional Stamp papers for the completion of the value is
 attached along with

Signature of Ve
 M. S. T. Parab
 Lic No. A. SIP/MENT/11477

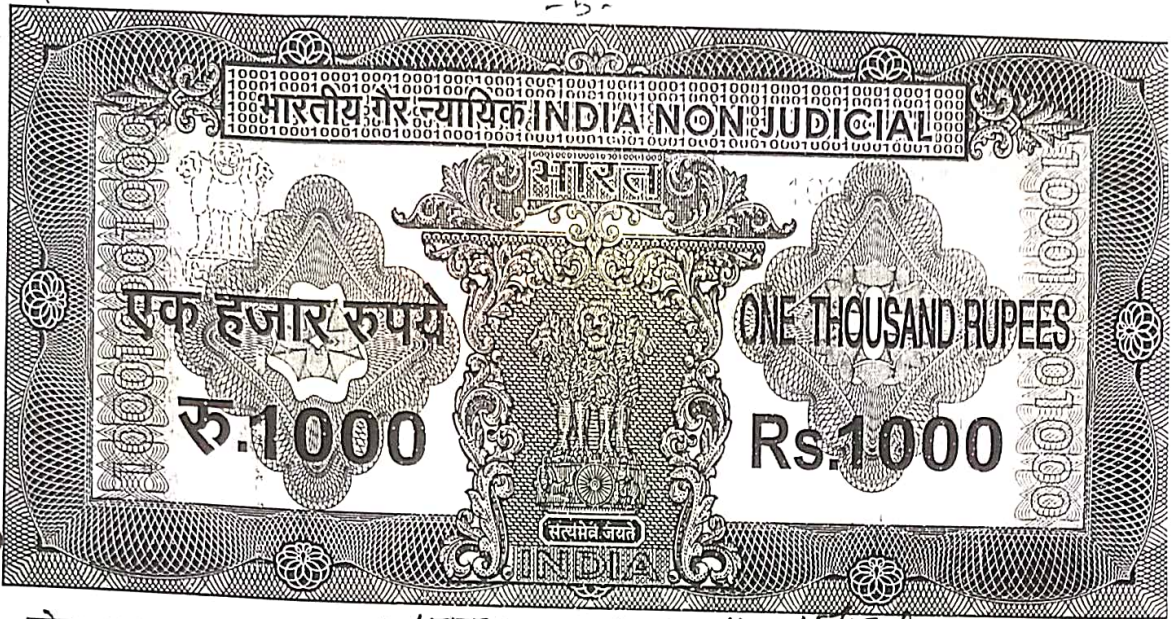
For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorized Signatory



DEED OF SALE

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[Handwritten Signature]

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Handwritten Signature]
 Authorized Signatory



गोवा GOA

Sr. No. 777 Place of issue Goa Date of issue 15/07/2021
 Value of the Stamp Rs. 1000 648917
 Name of the Purchaser Lacuna Developers & Builders
 Residing at Pana Son of Put. A. C. S.
 As there is no one single Stamp paper for the value of Rs. 19000/-
 additional Stamp Papers for the collection of the value is
 attached along with

Signature of Vendor
 M. S. Parab
 Lic. No. L. SIP/VEN/1277

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorized Signatory



DEED OF SALE

Parab
Parab

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorized Signatory



गोवा GOA

Sr. No. 777 Place of vend. Date of Issue 15/12/2021 648951
Value of the Stamp Rs. 1000

Name of the Purchaser Lacuna Developers & Builders
Residing at... Panaji Son of... K. V. K.

As there is no one single Stamp paper for the value of Rs. 49000/-
additional Stamp papers for the completion of the value is
attached along with

Signature of Ve
M. S. T. Parab
Lic No. A. 219/1981/2017

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Signature of Purchaser
Authorized Signatory



DEED OF SALE

Parab
Parab

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Parab
Authorized Signatory



गोवा GOA

Sr. No. 777 Place & vend. Date of Issue 15/12/2021 648952
 Value of the Stamp Paper ₹. 1000/-
 Name of the Purchaser LACUNA DEVELOPERS & BUILDERS
 Residing at... Panaji Son of... Pvt. Ltd. Co.
 As there is no one single Stamp paper for the value of Rs. 19000/-
 additional Stamp papers for the completion of the value is
 attached along with

Signature of Vendor M. S. T. Parab
 Lic. No. A.T. SIP/VEN/19167
 For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorised Signatory



DEED OF SALE

[Signature]
[Signature]
 For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED
 Authorised Signatory

**FORM I & XIV**

नमुना नं १ व १४

100014015663

Date: 31/01/2022

Page 1 of 2

Taluka	BICHOLIM	Survey No.	44
तालुका		सर्वे नंबर	
Village	Bicholim	Sub Div. No.	7-D
गांव		हिस्सा नंबर	
Name of the Field	Kolamachi Xir	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)							Total Cultivable Area
Dry Crop	Garden	Rice	Khajan	Ker	Morad		
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र	
0004.66.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0004.66.50	

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

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0004.66.50

Remarks शेरा

Assessment :	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेडियाल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Lacuna Developers and Builders (OPC) private Ltd		33650	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुळचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	लागण करणाऱ्याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	सिंचनाचा प्राण	शेरा
					Ha./Ars./Sq.Mts हे. आर. चौ. मी.	Ha./Ars./Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha./Ars./Sq.Mts हे. आर. चौ. मी.	
	Nil								

End of Report

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



FORM I & XIV

भसुता नं १ व १४

100014015663

Date: 31/01/2022

Page 2 of 2

Taluka BICHOLIM

तालुका

Village

गांव

Name of the Field

शेताचें नांव

Bicholim

Kolamachi Xir

Survey No. 44

सर्वे नंबर

Sub Div. No. 7-D

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 31/01/2022 at 12:52:13 as per Online Reference Number - 100014015663. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>

This DEED OF SALE is executed on this Fifteenth day of December the year Two Thousand Twenty One (15/12/2021), at Sankhali, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;

BETWEEN:

1. Mr. SHAIKH NASRODDIN alias, NASRODDIN ISMAIL SHAIKH, son of late Ismail Nasroddin Shaikh, aged about 40 years, married, occupation service, Indian National, resident of House No. 182, Near Maruti Temple, Valpoi, Taluka Sattari, North Goa-403506, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. 7768013571, and his wife,

2. Mrs. KULSUMBI SHAIKH, daughter of Mr. Abdul Rehman Shaikh and wife of Mr. Shaikh Nasroddin alias, Nasroddin Ismail Shaikh, aged about 34 years, married, house-wife, Indian National, resident of House No. 182, Near Maruti Temple, Valpoi, Taluka Sattari, North Goa-403506, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], and Contact No. [REDACTED];

both of them hereinafter, for brevity's sake, being jointly referred to as "THE VENDORS", (which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, wherever the context or

Shikh
Shaikh

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory



meaning shall so require or permit) OF THE
FIRST PART;

AND

3. LACUNA DEVELOPERS AND BUILDERS (OPC) Pvt. Ltd., a Private Limited Company incorporated under the Companies Act, 2013 (18 of 2013) holding PAN - [REDACTED] represented herein by its sole Director - Mr. ALTAF SHAIKH alias, ALTAF SALAUDDIN SHAIKH, son of Shri Salauddin Shaikh, aged about 42 years, married, businessman, Indian National, resident of House No. 2901, Vasudev Nagar, Muslimwada, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. 9158345415;

(Certificate of Incorporation of the Purchaser Company is presented along with this indenture)

hereinafter, for brevity's sake, being referred to as "**THE PURCHASER**" (which expression shall be deemed to mean and include its administrators, legal representatives, executors, successors and / or assigns, jointly and/or severally, wherever the context or meaning shall so require or permit) OF **THE OTHER PART:**

WHEREAS there exists a piece or parcel of land viz., Plot "D" admeasuring 466.50 sq. mts., or thereabouts, forming part of the larger plot of land viz., Plot No. 2, admeasuring 2,500.00 sq. mts., or thereabouts, of the

Altaf Shaikh

For LACUNA DEVELOPERS AND BUILDERS
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larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 7107 of Book No. B-18 (new) (registered under old Cadastral Survey No. 317), not enrolled in the Taluka Revenue Office for the purpose of matríz and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Bicholim, under New Survey No. 44 Sub-Division No. 7 and the said Plot No. "D", admeasuring 466.50 sq. mts., being surveyed as a separate holding, under New Survey No. 44/7-D of Village Bicholim, Taluka Bicholim and being more particularly described in SCHEDULE hereunder written and hereinafter, for brevity's sake being referred to as " the said Plot";

AND WHEREAS the said entire property bearing New Survey No. 44/7 of Village Bicholim, belonged to one Smt. Najmunnisabi Mirza, Shri Hamid Mirza, Shri Yasin Mirza, Shri Chiraguddin Mirza, Shri Hyder Mirza and Shri Gafoor Mirza and their names stood duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV, in respect of Survey No. 44/7 of Village Bicholim, as the sole occupants thereof;

AND WHEREAS the aforesaid owners thereafter, sub-divided the said property, into Five plots viz., Plots 'A', 'B', 'C', 'D' & 'E';

For, LACUNA DEVELOPERS AND BUILDERS.
(OPC) PRIVATE LIMITED

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AND WHEREAS the name of the said Smt. Najmunisabi Mirza, Shri Hamid Mirza, Shri Yasin Mirza, Shri Chiraguddin Mirza, Shri Hyder Mirza and Shri Gafoor Mirza, stood duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV, in respect of Survey No. 44/7 of Village Bicholim, as the occupants thereof;

AND WHEREAS the aforesaid owners thereafter, subdivided the said property, into Five plots viz., Plots 'A', 'B', 'C', 'D' & 'E';

AND WHEREAS in terms of a Deed of Partition dated 12/06/1990, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 53, of Book No. I, Volume No. 25, on 18/07/1990, executed by and between the said Smt. Najmunisabi Mirza, as the First Party, Shri Hamid Mirza as the Second Party, Shri Chiraguddin Mirza as the Third Party, Shri Yasin Mirza as the Fourth Party, Shri Hyder Mirza and Shri Gafoor Mirza as the Fifth Party, the said property was partitioned into metes and bounds among themselves, and the said Plot 'D', admeasuring 466.50 sq. mts., was allotted to Shri Yasin Mirza, towards his share;

AND WHEREAS after the allotment of Plot 'D', the said Shri Yasin Mirza, carried out necessary mutation and partition proceedings and got the said Plot 'D', admeasuring 466.50 sq. mts., a separate holding, under New Survey No. 44/7-D and accordingly his name stands duly recorded in the occupants column of the Records of

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorised Signatory

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Rights Certificate in Form No. I & XIV of said New Survey No. 44/7-D of Village Bicholim, Taluka Bicholim, against Mutation Entry No. 1315, as the sole occupants thereof;

AND WHEREAS in terms of a Deed of Sale dated 05/04/2004, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 352, at pages 62 to 73 of Book No. I, Volume No. 361, on 05/04/2007, the said Shri Yasin Mirza and his wife, Smt. Firoza Yasin Mirza, sold and transferred the said Plot 'D', admeasuring 466.50 sq. mts., now bearing New Survey No. 44/7-D of Village Bicholim, in favour of the Vendor No. 1 above named - Shri Shaikh Nasroddin;

AND WHEREAS by virtue of above, the Vendor No. 1 above named - Shri Shaikh Nasroddin, along with his wife - Mrs. Kulsumbi Shaikh, the Vendor No. 2 above named, have become the absolute and exclusive owners of the said Survey No. 44/7-D of Village Bicholim;

AND WHEREAS the Purchaser has approached the Vendors to sell to him the said Plot 'D', admeasuring 466.50 sq. mts., bearing New Survey No. 44/7-D of Village Bicholim;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser the said Plot 'D', admeasuring 466.50 sq. mts., or thereabouts, bearing New Survey No. 44/7-D of Village Bicholim, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR", being more particularly described in SCHEDULE hereunder

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorised Signatory

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written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as " the said plot", for a total consideration of Rs. 16,32,750.00 (Rupees Sixteen Lakhs Thirty Two Thousand Seven Hundred Fifty only), which is the present market value of the said plot;

NOW THEREFORE, THIS DEED OF SALE

WITNESSESS AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 16,32,750.00 (Rupees Sixteen Lakhs Thirty Two Thousand Seven Hundred Fifty only), paid by the Purchaser to the Vendors vide Cheque bearing No. 000165, Cheque bearing No. 000166, Cheque bearing No. 000167 and, Cheque bearing No. 000168, dated 30/12/2024, all drawn on ICICI Bank, Bicholim Branch, in favour of the Vendors (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), the Vendors, as the absolute and exclusive owners of the said Plot "D", do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER ALL THAT plot of land viz., Plot 'D', admeasuring 466.50 sq. mts., or thereabouts, bearing New Survey No. 44/7-D of Village Bicholim, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

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Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa and more particularly described in the SCHEDULE hereunder written and, for better clearness, being delineated on the Plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.



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For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

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Authorized Signatory

2. A N D the Vendors do hereby for themselves their, heirs, executors and administrators covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for ITS own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the vendor or by any other person or persons lawfully



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For LACUNA DEVELOPERS AND BUILDERS
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or equitably claiming or to claim by, from, under or in trust for their or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby granted or any part thereof by from, under or in trust for the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid or as shall or may be reasonably required by the purchaser, its successors or assigns or its counsels - in- law.
4. AND the Vendors do hereby covenant with the purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.
5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said plot hereby sold is absolutely free from any

Bob
David

For LACUNA DEVELOPERS AND BUILDERS.
(OPC) PRIVATE LIMITED

[Signature]
Authorized Signatory

charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser is deprived of the whole or any part of the said plot, the respective Vendors shall compensate the Purchaser and/or its successors-in-interest.

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser and their cost and consequences thereof.
7. A N D the Vendors do hereby give their No Objection for the Purchaser to carry on necessary mutations in the Records of Rights to get its name recorded in the Occupants' Column of Form No. I and XIV of said New Survey No. 44/7-D of Village Bicholim, Taluka Bicholim.
8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold does not belong to person of scheduled caste or scheduled tribe.
9. The total market value and consideration of the said Plot "D", admeasuring 466.50 sq. mts., is Rs. 16,32,750.00 (Rupees Sixteen Lakhs Thirty Two Thousand Seven Hundred Fifty only), and the stamp



Handwritten signatures

For LACUNA DEVELOPERS AND BUILDERS
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duty of Rs. 49,000.00 (Rupees Forty Nine Thousand only) i.e., @ 3% on the value is paid hereon.

SCHEDULE

(Description of Plot "D" hereby sold)

ALL THAT a piece or parcel of land viz., Plot "D" admeasuring 466.50 sq. mts., or thereabouts, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 7107 of Book No. B-18 (new) (registered under old Cadastral Survey No. 317), not enrolled in the Taluka Revenue Office for the purpose of matríz and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Bicholim, under New Survey No. 44 Sub-Division No. 7 and the said Plot No. "D", admeasuring 466.50 sq. mts., being surveyed as an independent and distinct entity under New Survey No. 44/7-D of Village Bicholim, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as follows:-

On or towards the East: by the property of Harba Rama Gauncar,

On or towards the West: partly by Aforamento of Shaikh Assan and partly by open space,

Shik

Shaikh

For LAGUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Authorized Signatory

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 16-Dec-2021 12:30:02
Date of Receipt: 16-Dec-2021

Receipt No : 2021-22/6/689
Serial No. of the Document : 2021-BCH-968
Nature of, Document : **Conveyance - 22**

Received the following amounts from **LACUNA DEVELOPERS AND BUILDERS OPC Pvt Ltd Represented**
By its Sole Director ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH for Registration of above
Document in Book-1 for the year 2021

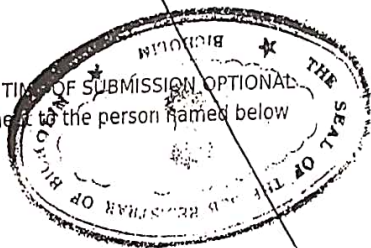
Registration Fee	48990	E-Challan	• Challan Number : 202101258821 • CIN Number : CPABGHBLB1	48990
Processing Fee	1080	E-Challan	• Challan Number : 202101258821 • CIN Number : CPABGHBLB1	1080
Total Paid	50070 (Rupees Fifty Thousands Seventy only)			

Probable date of issue of Registered Document: / /

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 :

M. *Altat shaiikh*



Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **16-Dec-2021**

Signature of the person receiving the Document

Altat s. shaiikh



Shobe
16/12/2021
Signature of the Sub-Registrar
CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
BICHOIM

FOR LACUNA DEVELOPERS AND BUILDERS
(REPRESENTED BY ALTAF SHAIKH)

Signature of the Presenter
FOR LACUNA DEVELOPERS AND BUILDERS
(REPRESENTED BY ALTAF SHAIKH)

Shobe
16/12/2021
Signature of the Sub-Registrar

On or towards the North: by Plot "C" of the same property, and,

On or towards the South: by Plot "E" of the same property.

The said Plot "D" bearing New Survey No. 44/7-D of Village Bicholim, Taluka Bicholim, is bounded as per New Survey Plan as follows :-

On or towards the East: by Survey No. 43/1 of Village Bicholim,

On or towards the West: by Survey No. 44/7 of Village Bicholim,

On or towards the North: by Survey No. 44/7-C of Village Bicholim, and,

On or towards the South: partly by Survey No. 44/7 and partly by Survey No. 43/1 of Village Bicholim.

The Survey Plan in respect of said Plot "D", admeasuring 466.50 sq. mts., or thereabouts, bearing New Survey No. 44/7-D of Village Bicholim, Taluka Bicholim, hereby sold, is delineated on the plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

[Handwritten signature]
[Handwritten signature]

FOR LACUNA DEVELOPERS AND BUILDERS.
(OPC) PRIVATE LIMITED

[Handwritten signature]
Authorised Signatory

SIGNED AND DELIVERED BY THE }
WITHIN NAMED VENDOR No. 1, Mr. }
SHAIKH NASRODDIN. }



A handwritten signature in black ink, appearing to read 'Shaikh Nasroddin'.

A handwritten signature in black ink, appearing to read 'Shaikh Nasroddin'.

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.
A black ink impression of a left hand thumb fingerprint.	A black ink impression of a right hand thumb fingerprint.
A black ink impression of a left hand index fingerprint.	A black ink impression of a right hand index fingerprint.
A black ink impression of a left hand middle fingerprint.	A black ink impression of a right hand middle fingerprint.
A black ink impression of a left hand ring fingerprint.	A black ink impression of a right hand ring fingerprint.
A black ink impression of a left hand little fingerprint.	A black ink impression of a right hand little fingerprint.

A handwritten signature in black ink, appearing to read 'Shaikh Nasroddin'.

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 2, Mrs.
KULSUMBI SHAIKH.



Shaikh

Shaikh

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



Shaikh
Shaikh

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Authorized Signatory

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER,
LACUNA DEVELOPERS AND
BUILDERS (OPC) Pvt. Ltd., THROUGH
ITS DIRECTOR - Mr. ALTAF SHAIKH
alias, ALTAF SALAUDDIN SHAIKH. }



For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

In the Presence of:-

1. Asmalu (CR.S.malik)
2. Sulabala (Zubeda Banu)

Asmalu

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

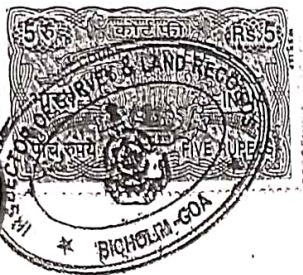


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 BICHOLIM - GOA

Inward No.: -2350

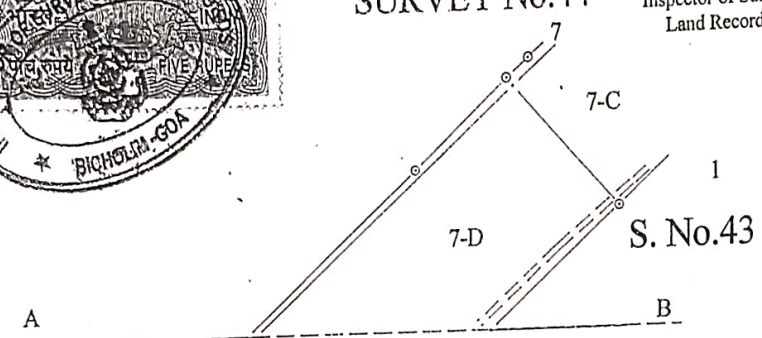


Plan Showing plots situated at
 Village : BICHOLIM
 Taluka : BICHOLIM
 Survey No./Subdivision No. : 44/ 7-D



SURVEY No.44

[Signature]
 28/9/19
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.

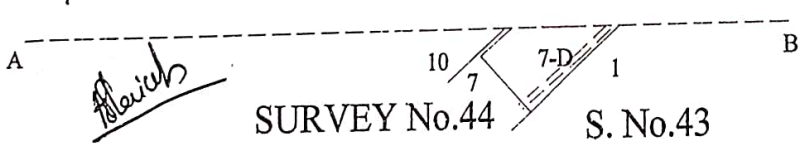


Scale :1:500

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

[Signature]
 Authorized Signatory

Scale :1:1000



SURVEY No.44

S. No.43

Generated By : Marfoj D. Naik (D'Man Gr.II)
 On :23-09-2019

Compared By: Reshma R. Dhargalkar (H.S)

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

[Signature]
 Authorized Signatory



FORM I & XIV

नमुना नं १ व १४

100013703084

Date: 14/12/2021

Page 1 of 2

Taluka BICHOLIM
तालुका Bicholim
Village Bicholim
गांव Kolamachi Xir
Name of the Field
शेताचे नांव

Survey No. 44
सर्वे नंबर
Sub Div. No. 7-D
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)					Total Cultivable Area	
Dry Crop	Garden	Rice	Khajan	Ker	Morad	एकूण लागण क्षेत्र
बिरायत	बागायत	हरी	खाजन	केर	मोरद	
0004.66.60	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0004.66.60

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

Pot-Kharab पोट खराब			Grand Total
Class (a)	Class (b)	Total Un-Cultivable Area	एकूण
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	
0000.00.00	0000.00.00	0000.00.00	0004.66.60

Remarks शेरा

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

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	बळबंदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Yasin Mirza		1315	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	उज्येचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for Cultivation	Source of Irrigation	Remarks
वर्ष	लागण करणाऱ्याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	बिरायत	मापिक जमीन	सिंचनाचा सारि	शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature Area क्षेत्र प्रकार हे. आर. चौ. मी.		
	Nil								

End of Report

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



FORM I & XIV

नमुना नं १ व १४

100013703084

Date: 14/12/2021

Page 2 of 2

Taluka BICHOLIM
तालुका
Village Bicholim
ग्राम
Name of the Field Kolamachi Xir
क्षेत्राचे नांव

Survey No. 44
सर्वे नंबर
Sub Div. No. 7-D
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 14/12/2021 at 7:37:39PM as per Online Reference Number - 100013703084. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Dec-2021 12:27:48 pm

Document Serial Number :- 2021-BCH-968

Presented at 12:10:44 pm on 16-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	49000
2	Registration Fee	48990
3	Mutation Fees	1000
4	Processing Fee	1080
Total		100070

Stamp Duty Required :49000/-

Stamp Duty Paid : 49000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	LACUNA DEVELOPERS AND BUILDERS OPC Pvt Ltd Represented By Its Sole Director ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - House No. 2901, Vasudev Nagar, Muslimwada, Bicholim, Goa-403504, Address2 - , PAN No.: [REDACTED]			

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED
Authorized Signatory







Recorder

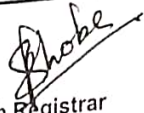
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHAIKH NASRODDIN Alias NASRODDIN ISMAIL SHAIKH , Father Name:SHAIKH ISMAIL, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Service, House No. 182 Near Maruti Temple Valpoi Taluka Sattari North Goa-403506, PAN No.: [REDACTED]			
2	KULSUMBI SHAIKH , Father Name:ABDUR REHMAN SHAIKH, Age: 34, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 182, Near Maruti Temple, Valpoi, Taluka Sattari, North Goa-403506, PAN No.: [REDACTED]			
3	LACUNA DEVELOPERS AND BUILDERS OPC Pvt Ltd Represented By Its Sole Director ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH , , Age: , Marital Status: ,Gender:,Occupation: , House No. 2901, Vasudev Nagar, Muslimwada, Bicholim, Goa-403504, PAN No.: [REDACTED]			

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED
Authorized Signatory

Witness:

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

Party Name and Address	Photo	Thumb	Signature
Name: ZUBEDA BANU, Age: 34, DOB: , Mobile: 7083161980 , Email: , Occupation: Service , Marital status : Married , Address: 403005, F-3 Sai Samarth Apts Near Nandu Bar Voilem Bhat Mercedes Santa Cruz North Goa 403005, Panaji, Tiswadi, North Goa, Goa			
Name: ROOPA SOMNATH MALIK, Age: 31, DOB: , Mobile: 9765001078 , Email: , Occupation: Advocate , Marital status : Married , Address: 403505, House No. 654 Gaonkar Wada Cudnem Sankhali Goa, House No. 654 Gaonkar Wada Cudnem Sankhali Goa, Cudnem, Bicholim, North Goa, Goa			


 Sub Registrar
REGISTRAR
BICHOLIM

Document Serial Number :- 2021-BCH-968

Document Serial No:-2021-BCH-968

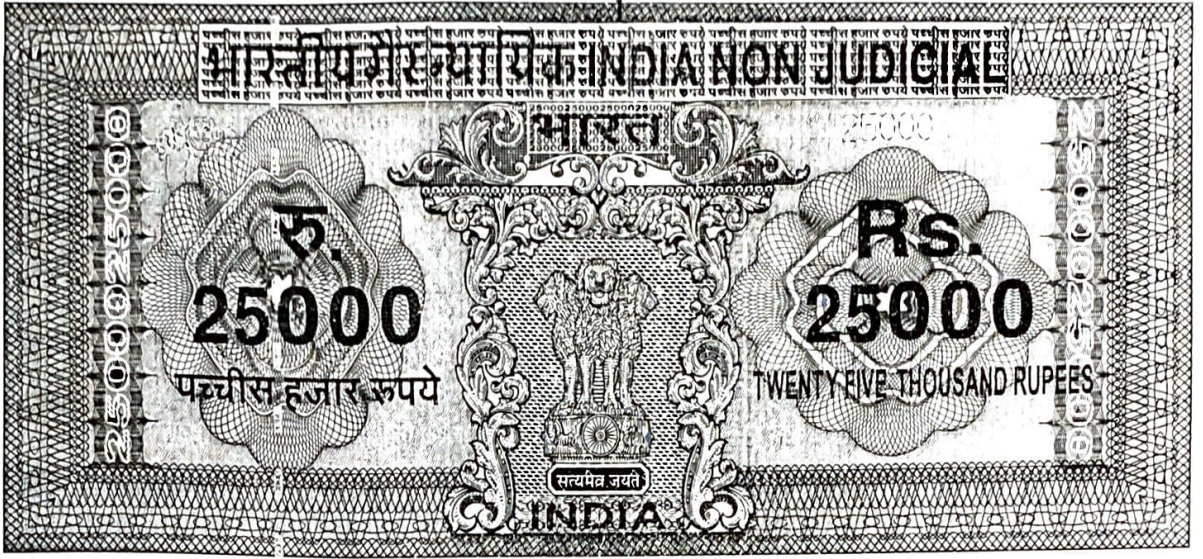
Book :- 1 Document Registration Number :- BCH-1-957-2021 Date : 16-Dec-2021



Shabe
16/12/2021

REGISTRAR
BICHOLIM

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



गोवा GOA

107625

107625

No. 561 Place of vend, Papaji-Goa Date of issue 30/7/2021
 Value of stamp paper 25000/-
 Name of the purchaser: Alloy Sheikh
 Residing at Mushin S. Sheikh

Sheikh
 Name of the Stamp vendor

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

 Authorised Signatory

MRS. SUNITA U. NAIK
 Licence No. AC-STP-VEN/2000/833
 dt. 18-03-2000.



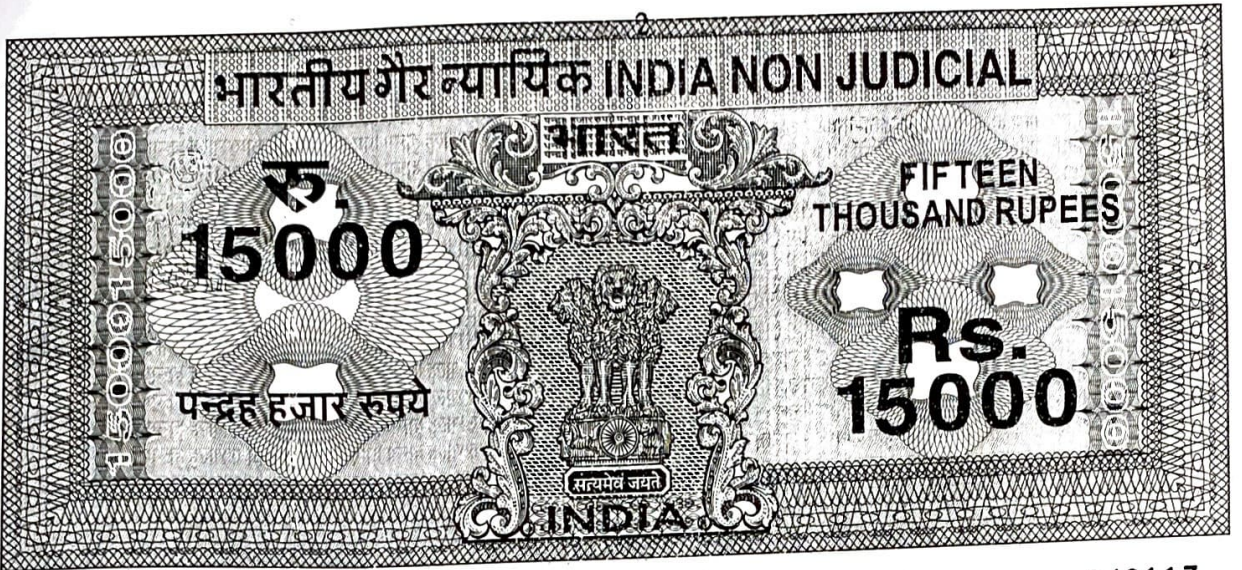
2021-BCH-597
10/08/2021

DEED OF SALE

Authorised Signatory

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

 Authorised Signatory



वा GOA

049113

049113

No. 561 Price of vend, Panaji-Goa Date of issue 30/7/2021
Value of stamp paper 15000/-
Name of the purchaser Atef Shaikh
Residing at Mcholim City of S. Shaikh

Swatic
Fig. of the Stamp vendor
MRS. SUNITA U. NAIK
Licence No. AC-STP-VEN/2000/833
dt. 18-08-2000.

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
[Signature]
Authorised Signatory



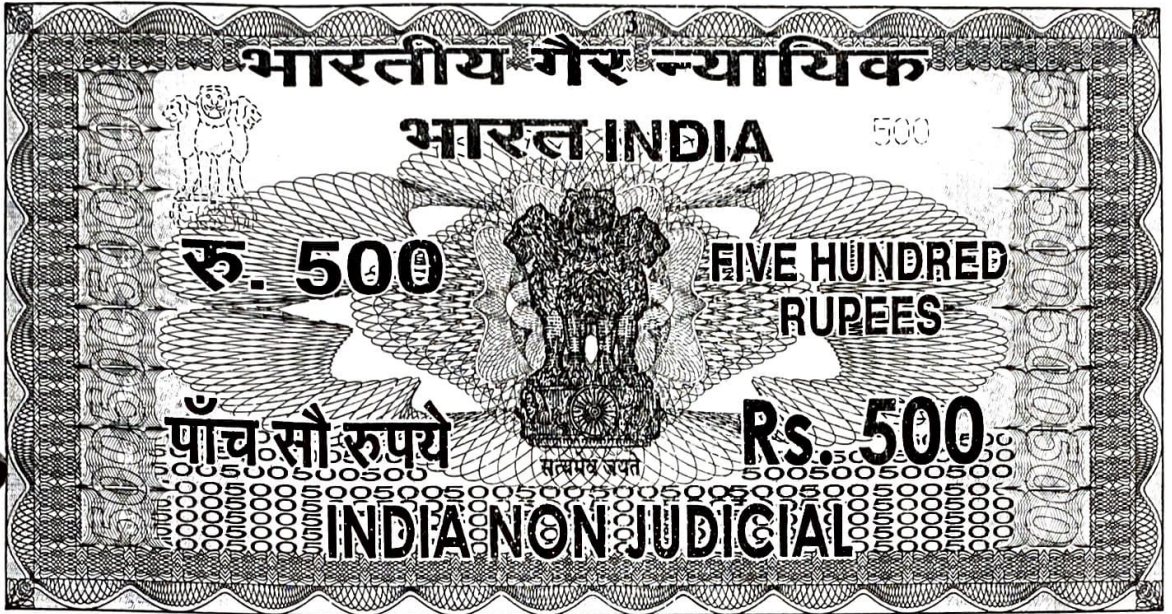
2

THIS DEED OF SALE made at Bicholim-Goa, on this 30th day of July, 2021 BETWEEN 1) Mr. Yusuf Karim Aga, son of late Karim Aga, aged 76 years, married, business, Indian National, Pan card No. [redacted] and Aadhar card No. [redacted]

[Signature]

[Signature]

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
[Signature]
Authorised Signatory



गोवा GOA

679381

No. 561 Place of vend. Panaji-Goa Date of issue 30/7/2021
Value of stamp paper 500/-
Name of the purchaser Alfay Sheikh
Residing at Picksonia road of S. Sheikh

Swati
No. of the Stamp Swati
MRS. SUNITA U. NAIK
Licence No. AC-STP-VEN/2000/833
dt. 18-08-2000.

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
[Signature]
Authorised Signatory



3

M. No. 9423318214 and his wife 2) Mrs. Halima Yusuf Aga, daughter of Umer Sayed, aged 70 years, housewife, Indian National, Pan card No. [redacted] and Aadhaar card No. [redacted], M. No. 9423318214, both at flat

[Signature]

[Signature]

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
[Signature]
Authorised Signatory

No.2686/SF8, second floor, Agaji Complex, Banderwada, Bicholim Taluka, Goa, shall be herein after called "The Vendors" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assignees) of the First Part.

AND 1) **Lacuna Developers And Builders (OPC) Private Limited**, a company duly registered under companies Act, 1956 (No 1 of 1966), having its office at H. No. 30, Muslimwada, Bicholim-Goa, having Tan No.**BLRL08077G** and Pan Card No. [REDACTED], represented by its Director Mr. **Altaf Salauddin Shaikh**, Son of Salauddin Shaikh, aged 40 years, married, business, Indian National, Pan card No [REDACTED] and Aadhar card no [REDACTED] M. no.9158345415, residing at house No. 2901, Vasudev Nagar, Bicholim Taluka, Goa, shall be hereinafter called "The Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators and assigns) of the Second Part.

WHEREAS there exist a property known as "Condicodil Borodo" admeasuring 450.00 square meters situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka and Sub District of Bicholim, North Goa District, State of Goa, described in the Land Registration

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorised Signatory

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Office under No. 10865 at page 60 of Book B-28 and not enrolled for Matriz Predial in the Land Revenue Office and inscribed in the Land Registration No.7899 presently surveyed under survey No.43/1 of Village Bicholim, shall be herein after called "The Said Property".

WHEREAS the said property originally belonged to Nagesh Mahadev Gaonkar and his wife who expired leaving three sons Mr. Satyavan Nagesh Gaonkar, Mr. Narayan Nagesh Gaonkar and Mr. Shashikant Nagesh Gaonkar.

WHEREAS Mr. Satyavan Nagesh Gaonkar Mr. Narayan Nagesh Gaonkar and Mr. Shashikant Nagesh Gaonkar along with their spouses sold the said property to Mr. Yusuf Aga in terms of deed of sale dated 25/04/2011 registered in the Office of Sub Registrar of Bicholim under No.528/2011 at pages 66-88 of Book No.I Volume No.878 on 26/04/2011.

WHEREAS the Vendors are the absolute owners in enjoyment and possession or otherwise well and sufficiently entitled to all that property admeasuring 450.00 Square meters, better described herein below as schedule-I of the plot and the Vendors have agreed with the Purchaser to sell the said plot and the Purchaser has agreed to purchase the said plot from the Vendors, free from all encumbrances, at or

Y. Aga

Y. Aga

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
[Signature]
Authorised Signatory

for the price of Rs.7,50,000/- (Rupees seven lakhs fifty thousand only).

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the agreement and in consideration of sum of Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) paid by cheque No.000164 drawn on *ICICI Bank*, Bicholim branch, Bicholim-Goa by the Purchaser in favour of the vendors dated 10/08/2021; the payment and receipt whereof the Vendors do hereby admit and acknowledge; they the Vendors do hereby sell, release, transfer, convey, and assure unto the Purchaser all that plot admeasuring an area of 450.00 square meters of the property known as "Condicodil Borodo" situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka and Sub District of Bicholim, North Goa District, State of Goa, better described herein below as schedule-I of the plot along with all the easements, appurtenances, trees, fountains, drains, and other hereditaments for its use and benefits, without any suit, eviction or interference from any person or persons on their behalf in any manner whatsoever.

TO HAVE AND TO HOLD all and singular the said Sub plot described herein below as schedule-II of the plot, hereby sold, granted, released, conveyed, assured, and intending or expressed to be with it every of its rights and





For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED


Authorized Signatory



appurtenances unto and to the use and benefit of the Purchaser forever subject to the payment of taxes if any to the public body or to the local body in respect thereof, that it shall be lawful for the Purchaser from time to time and at all the times hereinafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot granted with its appurtenances and every part thereof to and for the use and benefit of the Purchaser forever without any suit, lawful eviction, interruption, claim and demand of whatsoever nature from the Vendors or from any person or persons on their behalf.

That the vendors have received only Rs.8,00,000/- and it is agreed by the purchaser that in future if Income tax claims any capital gain above Rs.8,00,000/- then the purchaser shall pay the said amount to the said department without any delay and the vendors shall not liable to pay the said capital gain.

That the vendors have no objection to include the name of the purchaser in the occupant column of Form I and XIV of survey No. 43/1 of Village Bicholim by deleting the name appearing therein.

[Handwritten signature]

[Handwritten signature]

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Handwritten signature]
Authorized Signatory



That the vendors hereby declare that the said plot does not belong to the Schedule caste and schedule tribes' community in pursuant to notification No. Rd/Land/ LRC/ 318/77 dated 21st August, 1978.

That the purchaser has purchased the said plot for Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) and for market price it is valued at Rs.13,50,000/- (Rupees thirteen lakhs fifty thousand only), attracts a stamp duty of Rs.40,500/- accordingly.

SCHEDULE-I

ALL THAT Strip of land is the 1/3 part of one fourth part (1/4) of the property known as "Condicodil Borodo" admeasuring 450.00 square meters situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka and Sub District of Bicholim, North Goa District, State of Goa, described in the Land Registration Office under No. 10865 at page 60 of Book B-28 and not enrolled for Matriz Predial in the Land Revenue Office and inscribed in the Land Registration No.7899 presently surveyed under survey No.43/1 of Village Bicholim, better shown in the plan in red colour annexed hereto and having the following boundaries:-

East : By survey No.44/8;





For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED


Authorised Signatory



FORM I & XIV

नसना नं 1 व 14

Date : 25/08/2021

Page 1 of 1

Taluka	BICHOLIM	Survey No.	43
तालुका		सर्वे नंबर	
Village	Bicholim	Sub Div. No.	1
गांव		हिस्सा नंबर	
Name of the Field	Muslim Wada	Tenure	
शेताचें नांव		सत्ता प्रकार	

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.04.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.04.50

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

Pot-Kharab	पोट खराब	Remarks	शेरा				
Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total				
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण				
0000.00.00	0000.00.00	0000.00.00	0000.04.50				
Assessment :	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेडियाल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Lacuna Developers and Builders (OPC) Pvt Ltd		32360	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
वर्ष	सागण करणा-याचे नांव	रीत	सौसम	पिकाचे नांव	बागायत	जिरायत	Nature	Area क्षेत्र	सिंचनाचा शरि	शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	प्रकार	हे. आर. चौ. मी.		
	Nil									

End of Report

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

PRAVINJAY
GURUDAS PANDITDigitally signed by PRAVINJAY GURU
PANDIT
Date: 2021.08.25 13:13:38 +05:30
Reason: To Certify document
Location: Goa, Goa, India

West: By Nallha;

South: By Survey No.43/2

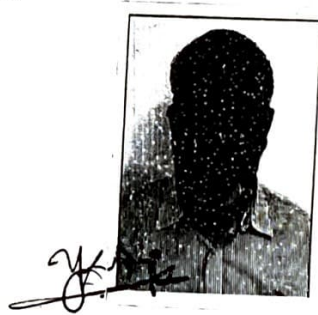
North: By survey No.44/7-D, 7-C and 7-E.

IN WITNESS WHEREOF the Vendors and the Purchaser have set and subscribed their respective hands on the day and the year first hereinabove mentioned.

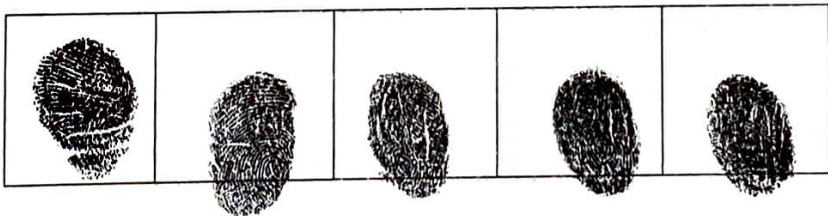
SIGNED, SEALED AND DELIVERED BY WITHIN NAMED MR. YUSUF KARIM AGA, THE VENDOR NO.1



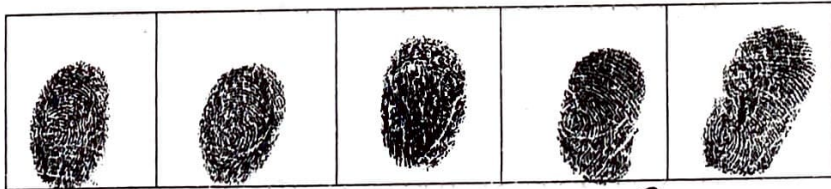
YKA



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



YKA

YKA

For LACUNA DEVELOPERS AND BUILDERS (OPC) PRIVATE LIMITED

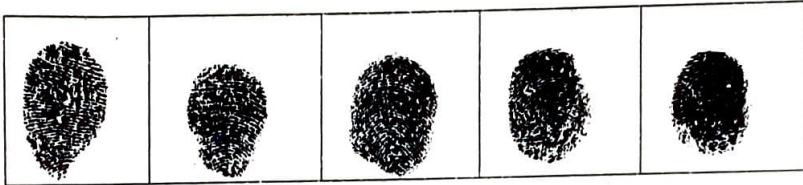
[Signature]
Authorised Signatory

SIGNED, SEALED AND DELIVERED
BY WITHIN NAMED MRS.
HALIMA YUSUF AGA,
THE VENDOR NO.2

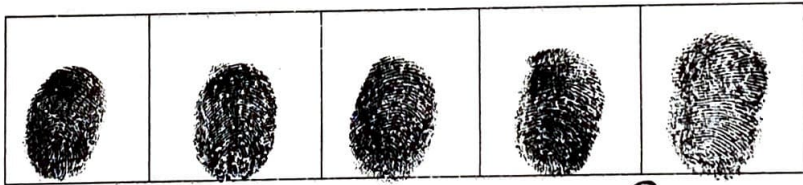
Hy Aga



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



Hy Aga

Hy Aga

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Hy Aga
Authorised Signatory



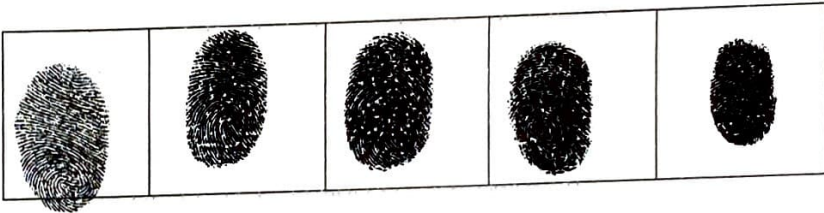
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED LACUNA
DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
REPRESENTED BY IT DIRECTOR
MR. ALTAF SALAUDDIN SHAIKH
THE PURCHASER

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



WITNESSES:-

1) 
(Abdul Fode)

2) 
(Koojer D. Varak)





For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory





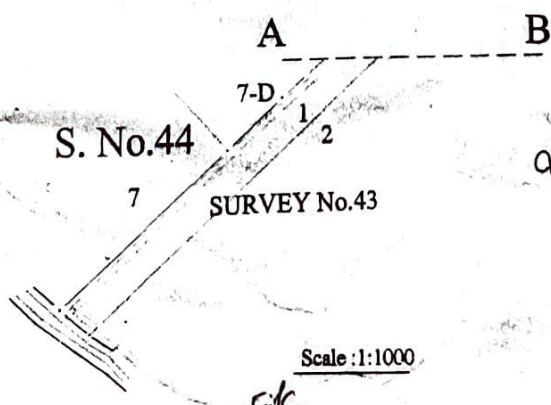
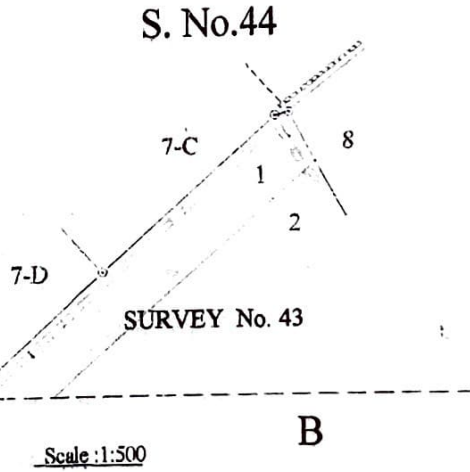
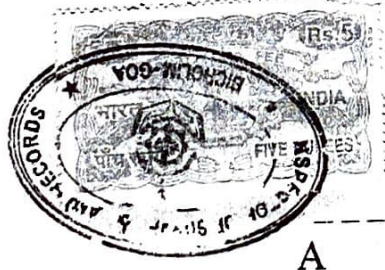
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 BICHOLIM - GOA

Inward no.1371

Plan Showing plots situated at
 Village : BICHOLIM
 Taluka : BICHOLIM
 Survey No./Subdivision No. : 43/ 1



(Handwritten signature)
 (SANDEEP B. CHODANKAR)
 Inspector Of Survey & Land Records
 Bicholim - Goa



(Handwritten signature)
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Authorized Signatory
(Handwritten signature)

Generated By : Manoj D. Naik (D'Man Gr.II)
 On :02-08-2021

Compared By: Reshma R. Dhargalkar (H.S)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-Aug-2021 11:07:02 am

Document Serial Number :- 2021-BCH-597

Presented at 10:58:35 am on 10-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	40500
	Registration Fee	40500
	Mutation Fees	1000
	Processing Fee	880
	Total	82880

Stamp Duty Required :40500/-

Stamp Duty Paid : 40500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Altaf Salauddin Shaikh , Age: , Marital Status: , Gender: Occupation: , Address1 - H. No. 30, Muslimwada, Bicholim-Goa, Address2 - , PAN No.: [REDACTED]			

For LA CUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Authorized Signatory







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Yusuf Aga , Father Name:Karim Aga, Age: 76, Marital Status: Married , Gender:Male,Occupation: Business, Flat No.2686 SF8 second floor, Agaji Complex, Banderwada, Bicholim Taluka, Goa, PAN No.: [REDACTED]			
2	Halima Yusuf Aga , Father Name:Umer Sayed, Age: 70, Marital Status: Married , Gender:Female,Occupation: Housewife, Flat No.2686 SF8 second floor, Agaji Complex, Banderwada, Bicholim Taluka, Goa, PAN No.: [REDACTED]			
3	Altaf Salauddin Shaikh , Age: , Marital Status: , Gender: Occupation: , H. No. 30, Muslimwada, Bicholim-Goa, PAN No.: [REDACTED]			

For LA CUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
Authorized Signatory

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Santosh Fadte, Age: 61, DOB: 1960-01-02, Mobile: 9422643090, Email: , Occupation: Advocate, Marital status : Married, Address: 403504, H No 2089 Opp Mahamaya Temple Bordem Bicholim, Bicholim, Bicholim, NorthGoa, Goa			
2	Name: Pooja Varak, Age: 24, DOB: 1996-10-28, Mobile: 9112776025, Email: , Occupation: Service, Marital status : Unmarried, Address: 403504, H No 2871 Lakherem Bordem Bicholim, Bicholim, Bicholim, NorthGoa, Goa			

Sub Registrar
 SUB-REGISTRAR
 BICHOLIM

Document Serial Number :- 2021-BCH-597

Document Serial No:-2021-BCH-597

Book :- 1 Document
Registration Number :- **BCH-1-589-2021**
Date : 11-Aug-2021


Sub Registrar(Office of the Civil Registrar, Bicholim)
~~REGISTRAR~~
~~BICHOLIM~~

BICHOLIM



गोवा GOA

Sr. No. 1000 Place of vend. 22/06/2021 Date of Issu- 104286
 Value of the Stamp 2,5000/-
 Name of the Lacuna Developers & Builders (OPC) Pvt.
 Residin at. Bicholim Son of. _____
 As there is no available Stamp paper for the value of Rs. 39200/-
 additional Stamp papers for the completion of the value is
 attached along with
 Signature of Ve M. S. Parab For LACUNA DEVELOPERS AND BUILDERS
 Lic No. A. SIMPVENI-41677 (OPC) PRIVATE LIMITED
 Authorized Signatory



2021-BCH-474
29/06/2021

DEED OF SALE

[Handwritten signatures]

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Authorized Signatory



गोवा GOA

Sr. No. 1000 Place & Vend. Goa Date of Iss. 22/06/2021
 Value of the Stamp Rs. 10000
 Name of the Lacuna Developers & Builders (OPC) Pvt. L 054780
 Residin at Bicholim Son of. _____
 As there is no Stamp under the value of Rs. 39200/-
 additional Stamp papers for the completion of the value is
 attached along with _____
 Signature of Ve _____
 M. S. Parab _____
 Lic. No. A. SIP/VEN/11477 _____
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser _____
 Authorized Signatory _____



DEED OF SALE

[Signature]
[Signature]

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Signature]
 Authorized Signatory



गोवा GOA

Sl. No. 1000 Place & Vend. Date of Issue 22/06/2021
 Value of the Stamp Rs. 1000
 Name of the Party Laguna Developers & Builders (OPC) Pvt. Ltd. 568638
 Residing at Bicholim Son of.
 As there is no original Stamp paper for the value of Rs. 39200/-
 additional Stamp Papers for the completion of the value is
 attached along with
 Signature of Me For LAGUNA DEVELOPERS AND BUILDERS
 M. S. T. Parab (OPC) PRIVATE LIMITED
 Lic No. A. SIP/VENI-21477 Signature of Purchaser
 Authorised Signatory



DEED OF SALE

[Handwritten signature]
[Handwritten signature]

For LAGUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
[Handwritten signature]
Authorised Signatory



गोवा GOA

No. 500 Place & Vend. Date of Issue 22/06/2021
 Value of the Stamp Rs. 1000/- 568639
 Name of the Party Lacuna Developers & Builders (OPC) Pvt.
 Residing at Bicholim Son of
 As there is no available Stamp paper for the value of Rs. 39200/-
 additional Stamp Papers for the completion of the value is
 attained with
 Signature of Vendor M. S. T. Parsb
 Lic. No. A. SIP/VEN/ 21477
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser
 Authorised Signatory



DEED OF SALE

.....
.....

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
.....
 Authorised Signatory



गोवा, GOA

Sl. No. 1000 Place of vend. Goa Date of issue 22/06/2021
 Value of this Stamp Rs. 1000/- 568640
 Name of the Lacuna Developers & Builders (P) Pvt. L
 Residin at Bicholim Son of. _____
 As there is no one single Stamp paper for the value of Rs. 39200/-
 additional Stamp Papers for the completion of the value is
 attached along with _____
 Signature of ve _____
 M. T. Harsh
 Lic No. A. SEP/VEN/ 41477
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser _____
 Authorized Signatory



DEED OF SALE

[Signature] For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Signature]
 Authorized Signatory



गोवा GOA

Sl. No. 1000 Place & Vend. Date of Issue 22/06/2024 568641
 Value of the Stamp Rs. 1000
 Name of the Lacuna Developers & Builders (OPC) Pvt. L
 Residing at Bicholim Sol. ut.
 As there is no available Stamp paper for the value of Rs.
 additional Stamp papers for the completion of the value is
 attached along with
 Signature of Ve M. S. Parbh
 Lic. No. A.C. STP/6/FNI/41677
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of M. S. Parbh
 Authorized Signatory



DEED OF SALE

M. S. Parbh
M. S. Parbh

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
M. S. Parbh
 Authorized Signatory



गोवा GOA

Sr. No. 1000 Place of Vend. Goa Date of Issue 22/06/2021
 Value of the Stamp 100/-
 Name of the Person Lacuna Developers & Builders (OPC) Pvt. Ltd. A 386924
 Residing at Sichol Son of _____
 As there is no single Stamp paper for the value of Rs. 39200/-
 additional Stamp papers for the completion of the value is
 attached along with



Signature of Vendor [Signature]
 Name S.T. Parab
 C No. A. SIP/VENI/21477

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Purchaser [Signature]
 Authorized Signatory

DEED OF SALE

[Signature]
[Signature]

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Signature]
 Authorized Signatory



गोवा GOA

Sr. No. 1000 Place & Vend. Date of Issue 22/06/2021
 Value of this Stamp paper Rs. 100/- A 386925
 Name of the Person Lacuna Developers & Builders (OPC) Pvt. Ltd.
 Residing at Richalim Son of _____
 As there is no other Stamp paper for the value of Rs. 39200/-
 additional Stamp papers for the completion of the value is
 attached along with _____
 For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
 Signature of Me _____
 M. S. T. Arab _____
 Lic No. A. SIP/VEN/14677 _____
 Signature _____
 Authorized Signatory



DEED OF SALE

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For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

 Authorized Signatory

This DEED OF SALE is executed on this Twenty Second day of June of the year Two Thousand Twenty One (22/06/2021), at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;

BETWEEN:

1. Mrs. MAHJABEEN SAEED AHMED SHAH alias, MAHJABEEN SAEED A SHAH, alias, MIRZA MAHJABEEN CHIRAGUDDIN, daughter of late Chiraguddin Yusuf Mirza alias, Chiragudin Mirza and wife of Mr. Shah Saeed Ahmed alias, Saeed Ahmed Roshan Zameer Shah, aged about 52 years, married, house-wife, Indian National, resident of A2/27, Shriram CHS, Kamgar Nagar Road, Near Tilak Nagar Railway Station, Kurla East, Nehru Nagar, Mumbai, State of Maharashtra - 400024 holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. 9867825272 and her husband;

2. Mr. SAEED AHMED ROSHAN ZAMEER SHAH alias, SAEED AHMED R. Z. SHAH, son of Mr. Roshan Zameer Shah, aged about 58 years, married, occupation service, Indian National, resident of A2/27, Shriram CHS, Kamgar Nagar Road, Near Tilak Nagar Railway Station, Kurla East, Nehru Nagar, Mumbai, State of Maharashtra - 400024, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. 9867825272;

[Handwritten Signature]
[Handwritten Signature]

For LACUNA DEVELOPERS AND BUILDERS
 (PVT) PRIVATE LIMITED
[Handwritten Signature]
 Authorized Signatory

Both of them hereinafter, for brevity's sake, being jointly referred to as "**VENDORS**", (which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) **OF THE FIRST PART;**

AND:

3. LACUNA DEVELOPERS AND BUILDERS (OPC) Pvt. Ltd., a Private Limited Company incorporated under the Companies Act, 2013 (18 of 2013) holding PAN - [REDACTED] represented herein by its sole Director - Mr. ALTAF SHAIKH alias, Mr. ALTAF SALAUDDIN SHAIKH, son of Shri Salauddin Shaikh, aged about 42 years, married, businessman, Indian National, resident of House No. 2901, Vasudev Nagar, Muslimwada, Bicholim, Goa-403504, holder of PAN - [REDACTED], AADHAR No. [REDACTED] and Contact No. 9158345415;

(Certificate of Incorporation of the Purchaser Company is presented along with this indenture.)

hereinafter, for brevity's sake, being referred to as "**THE PURCHASER**" (which expression shall be deemed to mean and include its administrators, legal representatives, executors, successors and / or assigns, jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE OTHER PART:**

[Handwritten Signature]

[Handwritten Signature]

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Handwritten Signature]
Authorized Signatory



WHEREAS there exists a piece or parcel of land viz., Plot No. "C" admeasuring 466.50 sq. mts., or thereabouts, (466.00 sq. mts., as per Survey records) forming part of the larger plot of land viz., Plot No. 2, admeasuring 2,500.00 sq. mts., or thereabouts, of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslim wada, Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 7107 of Book No. B-18 (new) (registered under old Cadastral Survey No. 317), not enrolled in the Taluka Revenue Office for the purpose of matriz and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Bicholim, under New Survey No. 44 Sub-Division No. 7 and the said Plot No. "C" admeasuring 466.00 sq. mts., being surveyed as an independent and distinct entity under New Survey No. 44/7-A of Village Bicholim, Taluka Bicholim, being more particularly described in SCHEDULE hereunder written and hereinafter, for brevity's sake being referred to as " the said Plot";

AND WHEREAS the said entire property bearing New Survey No. 44/7 of Village Bicholim, belonged to one Smt. Najmunnisabi Mirza, Shri Hamid Mirza, Shri Yasin Mirza, Shri Chiraguddin Mirza, Shri Hyder Mirza and Shri Gafoor Mirza and their names stood duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV, in respect of Survey No. 44/7 of Village Bicholim, as the sole occupants thereof;

M. S. Mirza

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

S. S. S. S.



AND WHEREAS the aforesaid owners thereafter, subdivided the said property, into Five plots viz., Plots 'A', 'B', 'C', 'D' & 'E';

AND WHEREAS in terms of a Deed of Partition dated 12/06/1990, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 53, of Book No. 1, Volume No. 25, on 18/07/1990, executed by and between the said Smt. Najmunnisabi Mirza, as the First Party, Shri Hamid Mirza alias, Shaikh Hamid Kassam Mirza, as the Second Party, Shri Chiraguddin Mirza as the Third Party, Shri Yasin Mirza as the Fourth Party, Shri Gafoor Mirza and Shri Hyder Mirza as the Fifth Party, the said property was partitioned into metes and bounds among themselves, and the said Plot 'C', admeasuring 466.50 sq. mts., (now 466.00 sq. mts., as per survey records) was allotted to Shri Chiraguddin Mirza, the party of the third Part therein, towards his share ;

AND WHEREAS after the allotment of Plot 'C', in the said Deed of Partition, the said Shri Chiraguddin Mirza, carried out necessary mutation proceedings followed by partition proceedings in the Records of Rights and got the said Plot 'C', admeasuring 466.50 sq. mts., (now shown as 466.00 sq. mts., in the survey records) partitioned as a separate holding, under New Survey No. 44/7-C and accordingly his name stands duly recorded in the occupants column of the Records of Rights Certificate in Form No. I & XIV of said New Survey No. 44/7-C of Village Bicholim, Taluka Bicholim, against Mutation Entry No. 1316, as the sole occupant thereof;

N. Chah

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Authorised Signatory

Sashah



AND WHEREAS by virtue of above, the said Shri Chiraguddin Mirza and his wife, became the absolute and exclusive owners of the said Plot 'C', admeasuring 466.00 sq. mts., bearing New Survey No. 44/7-C of Village Bicholim;

AND WHEREAS the said Shri Chiraguddin Mirza, expired on 12/12/2007 and his wife, Smt. Ubaidabee Mirza, expired on 30/01/2003, leaving behind Smt. Mahjabeen Saeed Ahmed Shah married to Shah Saeed Ahmed, the Vendors above named as their sole and universal heirs by inheritance;

AND WHEREAS the vendors above named have thus become the absolute and exclusive owners of the said Plot 'C', admeasuring 466.00 sq. mts., bearing New Survey No. 44/7-C of Village Bicholim;

AND WHEREAS the Purchaser Company has approached the Vendors to sell to him the said Plot 'C', admeasuring 466.00 sq. mts., bearing New Survey No. 44/7-C of Village Bicholim;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser the said Plot 'C', admeasuring 466.00 sq. mts., bearing New Survey No. 44/7-C of Village Bicholim, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", being more particularly described in SCHEDULE hereunder written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to

Mehal
Saeed

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Authorized Signatory



Receipt

Office Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 24-Jun-2021 12:31:06

Date of Receipt: 24-Jun-2021

Receipt No : 2021-22/6/193

Serial No. of the Document : 2021-BCH-474

Nature of Document : **Conveyance - 22**

Received the following amounts from **ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH** for Registration of above Document in Book-1 for the year 2021

Registration Fee	39150	E-Challan	• Challan Number : 202100559489 • CIN Number : CPAAWQJY2	39150
Processing Fee	1080	E-Challan	• Challan Number : 202100559489 • CIN Number : CPAAWQJY2	1080
Total Paid	40230 (Rupees Forty Thousands Two Hundred And Thirty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :



Signature of the Authorized Signatory
Authorized 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 **24-Jun-2021**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Altat Shaikh

Signature of Altat Shaikh
27/6/21

as " the said plot", for a total consideration of Rs. 13,05,000.00 (Rupees Thirteen Lakhs Five Thousand only), which is the present market value of the said plot;

NOW THEREFORE, THIS DEED OF SALE

WITNESSES AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 13,05,000.00 (Rupees Thirteen Lakhs Five Thousand only), paid by the Purchaser to the Vendors prior to the execution of present indenture (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), the Vendors, as the absolute and exclusive owners of the said Plot "C", do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER ALL THAT plot of land viz., Plot 'C', admeasuring 466.00 sq. mts., or thereabouts, bearing New Survey No. 44/7-C of Village Bicholim, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR ", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa and more particularly described in the SCHEDULE hereunder written and, for better clearness, being delineated on the Plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot



M. S. Lal

S. S. S.

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Authorized Signatory

or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.

2. AND the Vendors do hereby for themselves their, heirs, executors and administrators covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be

M. S. S.
S. S.

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

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lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot hereby granted with all and every of his appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for HIS own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby granted or any part thereof by from, under or in trust for the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further

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For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
[Handwritten Signature]
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and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid or as shall or may be reasonably required by the purchaser, its successors or assigns or its counsels - in-law.

4. AND the Vendors do hereby covenant with the purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said plot hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser is deprived of the whole or any part of the said plot, the respective Vendors shall compensate the Purchaser and/or its successors-in-interest.

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser and his cost and consequences thereof.

Michael

Seth

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

[Signature]
Authorized Signatory

7. A N D the Vendors do hereby give their No Objection for the Purchaser to carry on necessary mutations in the Records of Right to get his name recorded in the Occupants' Column of Form No. I and XIV of said New Survey No. 44/7-C of Village Bicholim, Taluka Bicholim.
8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold does not belong to person of scheduled caste or scheduled tribe.
9. That the base value of the said plot bearing New Survey 44/7-C of the Revenue Village Bicholim is Rs. 2000.00 per square meter, and the present market Value is Rs. 3,500.00 per square meter. However, as per Land Use/Zoning Information issued by the Deputy Town Planner, Town & Country Planning Dept., vide its letter bearing Ref. No. TCP/BICH-106/21/500, dated 05/03/2021, the said Plot admeasuring **466.00** sq. mts., bearing New Survey No. 44/7-C of Village Bicholim, Taluka Bicholim falls under Settlement Zone. (A certified copy of the said Land Use/Zoning Information issued by the Deputy Town Planner, Town & Country Planning Dept., dated 05/03/2021, along with this Deed).
10. Thus the total market value of the said Plot at the rate of Rs. 3,500.00 per sq. mts., is Rs. 16,31,000.00 (Rupees Sixteen Lakhs Thirty One Thousand Only).



M. Shah

S. S. S.

FOR LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

11. However as per Appendix to Notification published in the Official Gazette Government of Goa at Series I No. 20 on 13/08/2020, S3 Zone rates would be applicable in the Taluka of Bicholim, where there is no grading of zones and as per which the value of an area upto 1000 sq. mts., will be 20% less than the base value. Hence the value of the said Plot is Rs. 2,800.00 per square meter.
12. Thus the total market value of the said Plot admeasuring 466.00 sq. mts., is Rs. 13,05,000.00 (Rupees Thirteen Lakhs Five Thousand only), and stamp duty of Rs. 39,200.00 (Rupees Thirty Nine Thousand Two Hundred only) i.e., @ 3% on the value has been paid herein.

SCHEDULE

(Description of Plot "C" hereby sold)

ALL THAT a piece or parcel of land viz., Plot "C" admeasuring 466.00 sq. mts., or thereabouts, forming part of the larger property known as "KOLAMACHI XIR" or "COLOMO BATULENTIL XIR", situated at Muslimwada of Village Bicholim, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No. 7107 of Book No. B-18 (new) (registered under old Cadastral Survey No. 317), not enrolled in the Taluka Revenue Office for the purpose of matriz and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Bicholim, under New Survey No. 44 Sub-Division No. 7 and the said Plot No. "C", admeasuring 466.00 sq. mts., surveyed as an

M. S. S.
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For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED
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independent and distinct entity under New Survey No. 44/7-C of Village Bicholim, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as per new survey plan as follows:-

On or towards the East: by Survey No. 43/1 of Village Bicholim,

On or towards the West: by Survey No. 44/7 of Village Bicholim,

On or towards the North: by Survey No. 44/7 of Village Bicholim, and,

On or towards the South: partly by Survey No. 44/7-D and partly by Survey No. 43/1 of Village Bicholim.

The said Plot "C", admeasuring 466.00 sq. mts., or thereabouts, hereby sold, is delineated on the plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

[Handwritten signature]
[Handwritten signature]

For LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

[Handwritten signature]
 Authorized Signatory





OFFICE OF DEPUTY COLLECTOR & SUB-DIVISIONAL OFFICER,
SUB DIVISION BICHOLIM, BICHOLIM - GOA

Bicholim Goa Phone Nos :- 2362058 Fax Nos :- 2362058
Email :- sdm-bicholim.goa@nic.in

No.6-70-2021-CNV-BICH/3518

Dated - 14-Oct-2021

Read: 1. Application dated 23-Sep-2021 from Lacuna Developers and Builders (OPC) Pvt. Ltd., H.No 2901, Vasudev Nagar, Muslimwada, Bicholim, Bicholim Bicholim - Goa
2) Circular issued by the Office of the Secretary (Revenue) vide No 34/Secy(Rev)/Conversion/2021 dated 08/03/2021, with regards to the Conversion application received u/s 32 of Land Revenue Code, 1968.

SANAD

SCHEDULE - II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non - agricultural Assessment) Rules, 1969)

Whereas an application has been made to DEPUTY COLLECTOR & SDO, Bicholim, Bicholim - Goa (Hereinafter referred to as "the Deputy Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman And Diu Land Revenue Code, 1968 (hereinafter referred to as 'the said code' which expression shall, where the context so admits include the rules and orders thereunder) By Shri/Smt Lacuna Developers and Builders (OPC) Pvt. Ltd being the occupant of the plot registered under Survey No.44/7-C Situated at Bicholim, Bicholim Taluka (hereinafter referred to as 'the applicant' which expression shall, where the context so admits include his / her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of Survey No. 44/7-C admeasuring 466 Square Metres be the same a little more or less for the purpose of Residential purpose.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non - agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assesment - The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential purpose without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land

5. Penalty clause - (a) If the applicant contravene any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the application.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction / development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No tree shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.



marks :-

1. The applicant has paid conversion fees of Rs 55,920.00 (RUPEES FIFTY-FIVE THOUSAND NINETY HUNDRED TWENTY ONLY) vide challan No.101/2021 dated 11-Oct-2021
2. The Conversion has been approved by the Dy Town Planner, The Town & Country Planning Department, Bicholim Goa vide his report No. - dated 23-Sep-2021
3. The Dy Conservator of Forest, Office of the Dy. Conservator of Forest, North Goa Division Ponda Goa has given NOC for conversion vide report No. - dated 23-Sep-2021.
4. The Mamlatdar, Office of Mamlatdar, Bicholim, Bicholim-Goa has submitted his report for conversion vide report No.MAM/BICH/CI(II)/CNV/233/2021/1810 dated 06-Oct-2021
5. The development / construction in the plot shall be governed as per laws / rules in force
6. Conversion confirmed

In witness where of the DEPUTY COLLECTOR & SDO OF Bicholim - Bicholim - Goa, NORTH GOA district, has hereunto set her hand and the seal of this office on behalf of the Governor of Goa and Lacuna Developers and Builders (OPC) Pvt. Ltd here also hereunto set his/her hand this 14th day of October, 2021

(Lacuna Developers and Builders (OPC) Pvt. Ltd)

DEEPA
K P
VAING
ANKAR

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signed by
DEEPA P
VAINGANKAR
Date:
2021.10.14
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(DEEPA P. VAINGANKAR)
DEPUTY COLLECTOR & SDO
Bicholim Sub Division, Bicholim - Goa

APPLICANT

Signature and Designation of witness :

Complete address of Witness

1. Anil Damodar Patel

2. Santosh Manohar Amonkar

1. H.No. 5/2018, Muslimwada, Bicholim Goa

2. H.No.536, Subh-Mano, Sudha Colony,
Bordem, Bicholim Goa

We declare Lacuna Developers and Builders (OPC) Pvt. Ltd who has signed this Sanad is, to our personal knowledge, the person who represents themselves to be, and that he/she has affixed his/her signature herein in our presence.



1. Anil Damodar Patel

2. Santosh Manohar Amonkar

To,

1. The Dy Town Planner, The Town & Country Planning Department, Bicholim Goa
2. The Mamlatdar, Office of Mamlatdar, Bicholim, Bicholim-Goa
3. The Sarpanch, Village Panchayat / Municipal Council Bicholim, Bicholim-Goa
4. The Talathi of Bicholim
5. Lacuna Developers and Builders (OPC) Pvt. Ltd, H.No 2901, Vasudev Nagar, Muslimwada, Bicholim, Bicholim - Goa



FORM I & XIV

100012940847

Date: 05/08/2021

पन्ना नं 1 व 14

Page 1 of 1

Taluka BICHOLIM

तालुका

Village Bicholim

गांव

Name of the Field Kolamachi Xr

क्षेत्राचें नांव

Survey No. 44

सर्वे नंबर

Sub Div. No. 7-C

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Crop लाग्य	Garden बागायत	Rice हरी	Khajen खाजन	Kar कर	Morad मोराद	Total Cultivable Area एकूण लाग्य क्षेत्र
0000.04.66	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.04.66

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नाग्य क्षेत्र	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.04.66	As per talathi report dated 05/02/2021 and form No IX

Assessment : आकार	Rs. 0.00	Foro शेर	Rs. 0.00	Predial शेरियात	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant आवडीदाराचे नांव	Khata No. खाते नंबर	Mutation No. केलपार नं	Remarks शेरा
1	Lacuna Developers and Builders (OPC) Pvt Ltd		32187	

S.No.	Name of the Tenant कुलाचे नांव	Khata No. खाते नंबर	Mutation No. केलपार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area रिकामाची क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लाग्य करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop रिकामे नांव	Irigated आवडीत	Unirigated निरावडीत	Land not Available for cultivation लाग्य नसलेला क्षेत्र		Source of irrigation शेरियात	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आ. चौ. मी.	Ha.Ars.Sq.Mts हे. आ. चौ. मी.	Nature प्रकार	Area क्षेत्र		
	Nil									

End of Report











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

PRAVINJAY
GURUDAS PANDITDigitally signed by PRAVINJAY GUR
PANDIT
Date: 2021.08.08 12:50:09 +05:30
Reason: To Certify document
Location: Goa, Goa, India

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 1, Mrs.)
MAHJABEEN SAEED AHMED SHAH.)



Mahjabeen Saeed Ahmed Shah

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.
	
	
	
	
	



Mahjabeen Saeed Ahmed Shah

Saeed Ahmed Shah

For LACUNA DEVELOPERS AND BUILDERS
(OPC) PRIVATE LIMITED

Authorized Signatory

[Signature]

SIGNED AND DELIVERED BY
 WITHIN NAMED THE VENDOR No. 2,
 Mr. SAEED AHMED ROSHAN
 ZAMEER SHAH.



Saah

Saah

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

M. Saad

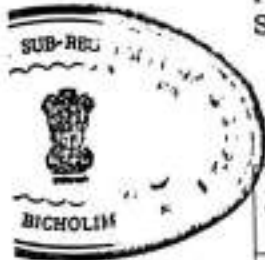
Saah

FOR LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

M. Saad
 Authorized Signatory



SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN NAMED)
 PURCHASER, LACUNA)
 DEVELOPERS AND BUILDERS (OPC))
 Pvt. Ltd., THROUGH ITS DIRECTOR -)
 Shri ALTAF SHAIKH
 FOR LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED



Authorised Signatory

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

In the Presence of:-

1. Ramali (Raspa S. malik)
2. Zubeeda (Zubeeda Banu)

FOR LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED

Authorised Signatory

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(Handwritten signature)



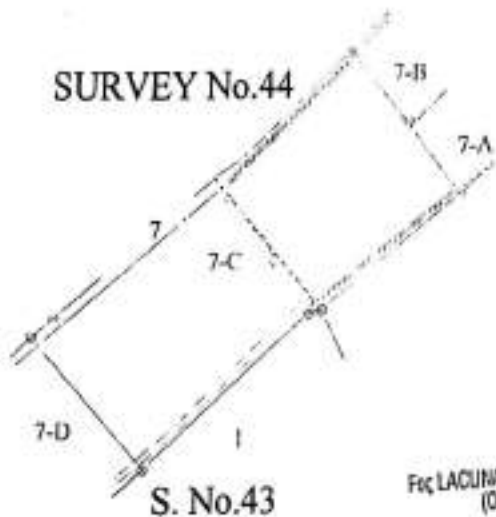
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 BICHOLIM - GOA

Inward No.-2350

Plan Showing plots situated at
 Village : BICHOLIM
 Taluka : BICHOLIM
 Survey No./Subdivision No. : 44/ 7-A
 Scale : 1:500

(Signature)
 25/9/19
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.

SURVEY No.44



FOR LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
(Signature)
 Authorised Signatory

(Signature)

(Signature)

(Signature)

(Signature)

Generated By : Manoj D. Naik (D'Man Gr.II)
 On :23-09-2019

Compered By: Reshmi R. Dhargalkar (H.S)

FOR LACUNA DEVELOPERS AND BUILDERS
 (OPC) PRIVATE LIMITED
(Signature)
 Authorised Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Jun-2021 12:28:05 pm

Document Serial Number :- 2021-BCH-474

Presented at 12:06:25 pm on 24-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	39200
2	Registration Fee	39150
3	Mutation Fees	1000
	Processing Fee	1080
	Total	80430

Stamp Duty Required :39200/-

Stamp Duty Paid : 39200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALTAFA SHAIKH Alias ALTAFA SALAUDDIN SHAIKH ,Age: , Marital Status: ,Gender,Occupation: , Address1 - House No. 2901, Vasudev Nagar, Muslimwada, Bicholim, Goa- 403504, Address2 - . PAN No.: [REDACTED]			 Authorised Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHJABEEN SAEED AHMED SHAH Alias MAHJABEEN SAEED A SHAH Alias MIRZA MAHJABEEN CHIRAHUDDIN , Father Name:LATE CHIRAGUDDIN YUSUF MIRZA Alias CHIRAGUDIN MIRZA, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Housewife, A2-27 Shriram CHS, Kamgar Nagar Road, Near Tilak Nagar Railway Station, Kurla East, Nehru Nagar, Mumbai, State of Maharashtra-400024, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>SAEED AHMED ROSHAN ZAMEER SHAH Alias SAEED AHMED R Z SHAH , Father Name:ROSHAN ZAMEER SHAH, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Service, A2-27, Shriram CHS, Kamgar East, Nehru Nagar, Mumbai, State of Maharashtra-400024, PAN No.: AXKPS1061N</p>			
3	<p>ALTAF SHAIKH Alias ALTAF SALAUDDIN SHAIKH ., Age: , Marital Status: ,Gender:,Occupation: , House No. 2901, Vasudev Nagar, Muslimwada, Bicholim, Goa-403504, PAN No.: AAACL5815B</p>			<p>DEVELOPERS AND BUILDERS (P) PRIVATE LIMITED </p>

Authorised Signatory

Witness
 We Individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: ZUBEDA BANU, Age: 34, DOB: , Mobile: 7083161980 , Email: , Occupation: Service , Marital status : Unmarried , Address:403005, F-3, F-3, Sai Samarth Apartment, Near Nandu Bar Vollem Bhat Mercedes, Panaji, Tiswadi, NorthGoa, Goa</p>			
2	<p>Name: ROOPA SOMNATH MALIK, Age: 31, DOB: 1990-04-18 , Mobile: 9765001078 , Email: , Occupation: Advocate , Marital status : Married , Address:403505, House No. 260 Gaonkar Wada Kudnem Sankhali Goa, House No. 280 Gaonkar Wada Kudnem Sankhali Goa, Cudnem, Bicholim, NorthGoa, Goa</p>			

Sub Registrar

REGISTRAR

- CUM -

REGISTRAR

BICHOLIM

Document Serial Number :- 2023-01-01-174

Document Serial No:-2021-BCH-474

Book :- 1 Document
Registration Number :- **BCH-1-467-2021**
Date : 24-Jun-2021



Sub Registrar(Office of the Civil Registrar, Bicholim)

REGISTRAR
- CUM -
SUB-REGISTRAR
BICHOLIM