

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 02-Aug-2024 11:59:28

Date of Receipt: 02-Aug-2024

Receipt No : 2024-25/9/3848

Serial No. of the Document : 2024-BRZ-4048

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

Received the following amounts from **Rajesh Mehta Partner Of Srivilas Realty LLP** for Registration of above Document in Book-1 for the year 2024

Registration Fee	1227800	E-Challan(Online fee)	• Challan Number : 202400554541 • CIN Number : CPAEAMSLC5	1227800
Processing Fee	1700	E-Challan(Online fee)	• Challan Number : 202400554541 • CIN Number : CPAEAMSLC5	1700
Total Paid	1229500 (Rupees Twelve Lakhs Twenty Nine Thousands Five Hundred only)			

Probable date of issue of Registered Document: 1



Signature of the Sub-Registrar

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

Name of the Person Authorized :

Gowish shet

For **SRIVILAS REALTY LLP**

Designated Partner

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 **02-Aug-2024**

Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 2046400/-
(Rupees Twenty Lakhs Forty Six Thousands Four Hundred only)
PAID VIDE E-RECEIPT NO 202400554527 DATED :25-Jul-2024,
IN THE GOVERNMENT TREASURY.




Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400030137
DOCUMENT SERIAL NUMBER	:	2024-BRZ-4048
DATE OF PRESENTATION	:	02-Aug-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4508-2024
DATE OF REGISTRATION	:	26-Aug-2024
NAME OF PRESENTER	:	Rajesh Mehta Partner Of Srivilas Realty LLP
REGISTRATION FEES PAID	:	₹1227800/-
PROCESSING FEES PAID	:	₹1700/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400554527

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 25/07/2024 11:40:04

Name and Address of Party: Srivilas | 9313246804
South Delhi

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 2046400.00

Total Amount: ₹ 2,046,400.00

(Rs. Twenty Lakh Forty Six Thousand Four Hundred Only)

Department Data:

202400030137 NOTARY|202400030137 NOTARY

Bank ref No:

CPAEAMRHY8

Status:

Success

Payment Date:

25/07/2024 11:50:30

Payment Gateway:

SBI_MOPS

2024 - BRZ - 4048
02/08/2024

Print Date: 25/07/2024 11:51:02

DEED OF SALE

This DEED OF SALE is made at Mapusa Goa,

Signature

S. S. Land

For SRIVILAS REALTY LLP

Signature

Designated Partner

For SRIVILAS REALTY LLP

Signature

Designated Partner

on this 26th day of July 2024 **BETWEEN:-**

(1).- **DR SHEELA GAJANAN LAUD**, of 81 years, Medical Practitioner, married, daughter of Rajaram Ganpat Wagle, holding PAN Card no., Aadhar Card no., mob. No., and her husband,

(2) **DR. GAJANAN WAMAN LAUD**, son of Waman Vinayak Laud, of 79 years, Medical Practitioner, married, holding Pan Card no., Aadhar Card no., mob. No. 1,

both residing at Villa no.1, Kamat Kinara, near Goa Science Centre, Caranzalem Tiswadi Goa generally residing at 123, Shrub Hollaw Road, Roslyn, NY 11576, hereinafter referred to as "**THE OWNERS /VENDORS**" (which expression shall, unless repugnant to the context and meaning thereof, include their heirs, executors, administrators, successors and assigns) **OF THE FIRST PART AND**

(3).- **SRIVILAS REALTY LLP**, a Partnership Firm, having PAN No., and registered Office at 183, Kailash Hills, East of Kailash, New Delhi-110065, herein represented by its Partners, **SHRI.RAJESH MEHTA**, of 58 years, son of Ved Prakash Mehta, married, in business, holder of PAN card no., Aadhaar Card no., mobile no., residing at G-43 Lajpat Nagar, 3-Lajpat Nagar, Defence Colony, South Delhi, Delhi-110024, and **SHRI.SATISH KUMAR LAKHINA**, of 59 years, son of Jyoti Sarup Lakhina, married, in business, holder of PAN card no., Aadhaar Card no., mobile no., residing at



Laud

S. J. Laud

For **SRIVILAS REALTY LLP**
AmentA
Designated Partner

For **SRIVILAS REALTY LLP**
Satish Kumar
Designated Partner

183, kailash Hills, East of Kailash, South Delhi, Delhi-110065, both as constituted vide Board resolution dated 15-04-2024, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, executors, administrators, successors and assigns) OF THE SECOND PART.

All Indian Nationals.

WHEREAS there exists all that Plot no.38 admeasuring 946.50 sq.mts. being a part of the property admeasuring 15950 sq.mts. known as 'TERCEIRO LOTE AND QUARTO LOTE OF PALMAR BETIM' situated at Reis Magos, within the limits of Village Panchayat Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as THE SAID PLOT more particularly described in Schedule-I hereunder written.

AND WHEREAS the larger property admeasuring 115532 sq mts originally belonged to M/s Deepak Engineers & Builders, a Partnership firm having purchased the same by virtue of Deed of Sale dated 07-11-1988 registered under no 857/89 in Book I vol. 64 on 09-11-1989 in the Office of the Sub-Registrar Ilhas at panaji Goa.

AND WHEREAS the said M/s Deepak Engineers & Builders, developed a portion admeasuring 15950 sq.mts. out of the whole property 115532 sq mts and subdivided the same into plots and on 01-08-1994, the

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For SRIVILAS REALTY LLP

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Designated Partner

For SRIVILAS REALTY LLP

Satish Kumar

Designated Partner

Village Panchayat Reis Magos issued Final Sub-Division of Plots(Phase III), under no VP/RM/F.10/(Sub.Div)/94-95/209 .

AND WHEREAS by a Deed of Sale dated 20-08-1992, M/s Deepak Engineers & Builders, sold the said plot no. 38 to Shri. Mohan Gopinath Kurade which Deed is registered under no 488/93 on 23-03-1993 in the Office of the Sub Registrar Ilhas at Panaji Goa .

AND WHEREAS by a Deed of Sale dated 24-08-1995, Shri. Mohan Gopinath Kurade and his wife Smt.Neela Mohan Kurade sold the Said Plot to the Owners/Vendors hereto, which Deed is registered under no 1439 at pages 167 to 184 of Book I Vol. 442 on 05-09-1995 in the Office of the Sub Registrar Ilhas at Panaji Goa .

AND WHEREAS the Owners/Vendors hereto, have mutated their names in the survey records and their names stand recorded in the occupants column of the survey Form I & XIV concerning Sy. No. 57/1 of Village Reis Magos.

AND WHEREAS the OWNERS/VENDORS have represented to the PURCHASER that they are the absolute owners in possession of the SAID PLOT, including the rights and benefits attached thereto and no one else has any right, title or interest in the SAID PLOT and the OWNERS/VENDORS are absolutely seized and possessed of and otherwise well and sufficiently entitled to the SAID PLOT.

Handwritten signature

S. G. Land

For **SRIVILAS REALTY LLP**
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Designated Partner

For **SRIVILAS REALTY LLP**

Satish Kumar
Designated Partner

AND WHEREAS the OWNERS/VENDORS have further represented that:-

a. They have all the right to deal with or dispose the SAID PLOT and they do not require any consent, permission or No Objection Certificate from any third Party. They have not done, committed or omitted to do any acts, deeds, things, matters whereby or by any reason whereof the OWNERS/VENDORS are prevented or prohibited from dealing with, disposing of or transferring the right, title and interest in respect of the SAID PLOT.

b. The SAID PLOT is not a subject of any charge, encumbrances, liability, litigation, adverse claim or lispendens prior to the execution hereof and that, the OWNERS/VENDORS have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PLOT. The SAID PLOT is not a subject matter of any pending litigation nor of any attachment, either before or after Judgement, and that there is no subsisting Order under any of the applicable Laws which prohibits or prevents the OWNERS/VENDORS from dealing with or disposing of the SAID PLOT.

c. There is no easementary right created under any document or by any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof.



[Signature]

For SRIVILAS REALTY LLP

[Signature]

Designated Partner

S. S. [Signature]

For SRIVILAS REALTY LLP

[Signature]

Designated Partner

AND WHEREAS the OWNERS/VENDORS have further represented that:-

- a. They have all the right to deal with or dispose the SAID PLOT and they do not require any consent, permission or No Objection Certificate from any third Party. They have not done, committed or omitted to do any acts, deeds, things, matters whereby or by any reason whereof the OWNERS/VENDORS are prevented or prohibited from dealing with, disposing of or transferring the right, title and interest in respect of the SAID PLOT.
- b. The SAID PLOT is not a subject of any charge, encumbrances, liability, litigation, adverse claim or lispendens prior to the execution hereof and that, the OWNERS/VENDORS have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PLOT. The SAID PLOT is not a subject matter of any pending litigation nor of any attachment, either before or after Judgement, and that there is no subsisting Order under any of the applicable Laws which prohibits or prevents the OWNERS/VENDORS from dealing with or disposing of the SAID PLOT.
- c. There is no easementary right created under any document or by any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof.



[Signature]

For **SRIVILAS REALTY LLP**

Satish Kumar

Designated Partner

S. S. Gaud

For **SRIVILAS REALTY LLP**

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Designated Partner

d. No notice/s is/are pending against the OWNERS/VENDORS and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PLOT or any part thereof, and the OWNERS/VENDORS are entitled to sell and transfer the SAID PLOT to the PURCHASER without any permission and/or consent.

AND WHEREAS the PURCHASER has offered to purchase the SAID PLOT from the OWNERS/VENDORS.

AND WHEREAS at the offer of the PURCHASER, the OWNERS /VENDORS do hereby sell the SAID PLOT to the PURCHASER for a total consideration of Rs.4,09,26,660/- (Rupees Four Crores Nine Lakhs Twenty Six Thousand Six Hundred and Sixty Only).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs.4,09,26,660/- (Rupees Four Crores Nine Lakhs Twenty Six Thousand Six Hundred and Sixty Only), paid by the Purchaser to the OWNERS/VENDORS hereto, out of which an amount of Rs.97,89,660/- is paid towards TDS @23.92% and the balance amount of Rs.3,11,37,000/- (Rupees Three Crores Eleven Lakhs Thirty Seven Thousand Only) is paid both the Owners/Vendors vide Demand Draft dated 25-07-2024 bearing No. 037143 drawn on HDFC Bank, Panaji Branch, which amount the OWNERS/VENDORS do hereby admit and acknowledge and release and discharge the PURCHASER of the same in full and the OWNERS/VENDORS as

For SRIVILAS REALTY LLP

Satish Lemay

Designated Partner

For SRIVILAS REALTY LLP

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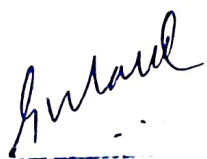
Designated Partner

absolute Owners, hereby convey by way of sale unto the PURCHASER the SAID PLOT TOGETHER WITH all trees, fences, hedges, structures, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said OWNERS/VENDORS in or to the SAID PLOT, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same by the PURCHASER forever absolutely and uninterruptedly.

2. The OWNERS/VENDORS by this Deed delivered to the PURCHASER the possession of the SAID PLOT and the PURCHASER shall be free to hold and possess the same as absolute owner thereof without any claim, interruption or demand from the OWNERS/VENDORS or any person/s acting under them or their predecessors in Title.

3. The OWNERS/VENDORS do hereby declare, represent, confirm, assure, warrant and covenant with the PURCHASER as follows:

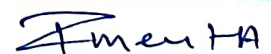
- a) That the title of the OWNERS/VENDORS in respect of the SAID PLOT hereby sold is perfect and unassailable and that the OWNERS /VENDORS have the right, power and authority to transfer the same, without let or hindrance;


For SRIVILAS REALTY LLP



Designated Partner


For SRIVILAS REALTY LLP


Designated Partner

- b) That the OWNERS/VENDORS have good and marketable title to the SAID PLOT free from all encumbrances, claims and demands of any nature whatsoever and no other person(s) has/have any right, title, interest, share, benefit, claim or demand of any nature whatsoever and howsoever arising in to or upon the SAID PLOT or any part thereof either by way of gift, sale, exchange, lease, leave and license basis, mortgage, lien, trust, maintenance or otherwise howsoever and the OWNERS/VENDORS are entitled to the SAID PLOT on ownership basis and have in themselves good right, full power and absolute authority to the SAID PLOT and to enter into the transaction herein;
- c) That the OWNERS/VENDORS have been and are solely, exclusively and absolutely entitled to vacant and un-interrupted possession of the SAID PLOT and have been and is in exclusive use, occupation, possession, enjoyment and control of the SAID PLOT and no other person/s has/have any right, title, interest, share, claim or demand of any nature whatsoever and howsoever arising into or upon the same;
- d) That the OWNERS/VENDORS have not done any act, deed, matter or thing whereby they are prevented from selling, conveying and transferring the SAID PLOT and there is no attachment or prohibitory order issued by any Court or Tax Authorities or by any other authority prohibiting the OWNERS/VENDORS from dealing with or selling or transferring the SAID PLOT as contemplated herein and/or entering into these presents;



Handwritten signature of S. G. Land

S. G. Land

For SRIVILAS REALTY LLP

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Designated Partner

For SRIVILAS REALTY LLP

Handwritten signature of Satish Kumar

Designated Partner

- e) That the SAID PLOT and/or any part thereof is not subject to any lis pendens;
- f) That the OWNERS/VENDORS have not created any mortgage, lien, tenancy, charge, third-party-right, or encumbrance of any nature whatsoever in respect of the SAID PLOT;
- g) That the OWNERS/VENDORS have paid to all concerned authorities all the outgoings in respect of the SAID PLOT upto the date hereof and there are no dues payable to the concerned authorities in respect of the SAID PLOT as on the date hereof;
- h) That the PURCHASER may hereafter peaceably and quietly enter upon, possess, occupy, hold, use and enjoy the SAID PLOT as their own property without any interruption or claim or demand, interference, hindrance, disturbance of any nature whatsoever on the part of the OWNERS/VENDORS or any person or persons lawfully or equitably claiming from, through or under them or in trust for the OWNERS/VENDORS;
- i) That the OWNERS/VENDORS, shall at the request and costs of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the SAID PLOT and every part thereof unto the PURCHASER, as may be reasonably required;

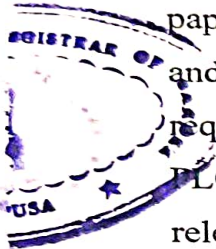


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For SRIVILAS REALTY LLP
Satish Kumar
Designated Partner

S. S. Laxmi

For SRIVILAS REALTY LLP
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Designated Partner

- j) However, in case due to any defects in the title of the OWNERS/VENDORS, the PURCHASER are deprived of the SAID PLOT or any part thereof, the OWNERS/VENDORS undertake to indemnify and compensate the PURCHASER fully and adequately in all respects.
- k) That the OWNERS/VENDORS have not received any notice of, nor they are aware of any dispute or acquisition or any third-party interest in respect of the SAID PLOT;
- l) That the OWNERS/VENDORS, shall, whenever required to do so at the request and reasonable costs of the PURCHASER from time to time and at all times hereafter do and/or sign and/or cause to be signed all letters, papers, transfer forms, no-objections, applications, waivers, indemnities and all other documents and writings, as may be reasonably and lawfully required for the better, perfect and more effectual transfer of the SAID PLOT in favour of the PURCHASER forever, physically and in the relevant records;
4. The OWNERS/VENDORS do hereby authorize and grant their No objection to the PURCHASER to effect the mutation of the survey records in respect of the SAID PLOT in their name.
5. The OWNERS/VENDORS are aware that only on the basis of and relying on the representations, assurances, covenants, warranties herein contained, the PURCHASER have agreed to acquire and purchase the



[Signature]
For SRIVILAS REALTY LLP
[Signature]
Designated Partner

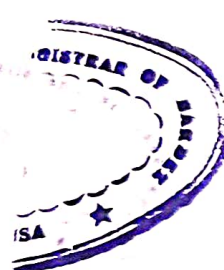
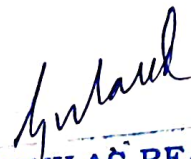
S. D. Gaud

For SRIVILAS REALTY LLP
[Signature]
Designated Partner

SAID PLOT and execute these presents and the OWNERS/VENDORS do hereby indemnify and keep indemnified the PURCHASER, their executors, administrators, successors and assigns and hold them harmless from and against all losses, damages, actions, litigations, liabilities, claims, demands, judgments, penalties, expenses and costs that may be made and/or raised upon the Purchaser or by anyone lawfully and equitably claiming by under and from the Owners/Vendors and/or incurred or sustained by the Purchaser as a result of any of the statements, representations, warranties, assurances, confirmations herein given by the OWNERS /VENDORS being incorrect.

6. That in the event the PURCHASER is ever dispossessed of the SAID PLOT and right hereby sold in the SAID PLOT or any part thereof by reason of any defect in the title of the OWNERS/ VENDORS or the predecessors in Title, the OWNERS/VENDORS shall fully compensate the PURCHASER and shall save/indemnify the PURCHASER from any losses arising therefrom and or rectify the Title without dispossessing the purchaser .

7. The OWNERS/VENDORS covenant that the PURCHASER is at liberty to apply for and obtain mutation entry relating to the SAID PLOT hereby sold, transferred and conveyed in their name in the Records of Rights i.e. Form I and XIV in respect of the SAID PLOT and that the OWNERS/VENDORS have no objection of whatsoever nature for incorporating the name of the PURCHASER in the Occupants column of Form I and XIV and deleting the name of the OWNERS/VENDORS in respect of the said plot in the survey records.



For SRIVILAS REALTY LLP

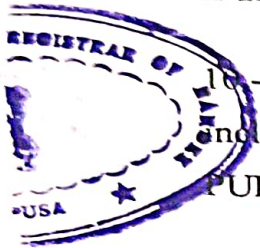

Designated Partner

For SRIVILAS REALTY LLP


Designated Partner

8. That the OWNERS/VENDORS hereby declare that they are aware of the Notification 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 accordingly declare that she does not belong to the Scheduled Caste and/ or Scheduled Tribe category and as such there is no restriction on the sale of the SAID PLOT, which is the subject matter of this Deed.

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



10.- All costs, expenses incurred in preparation of this Deed of Sale including Stamp-duty, Registration fees etc. is borne by the PURCHASER exclusively.

11.- The present fair market value of the SAID PROPERTY is Rs.4,09,26,660/- (Rupees Four Crores Nine Lakhs Twenty Six Thousand Six Hundred and Sixty Only) and Stamp duty of Rs.20,46,400/- (Rupees Twenty Lakhs Forty Thousand Four Hundred Only) is affixed hereto which is borne by the PURCHASER.

[Signature]

For SRIVILAS REALTY LLP

[Signature]
Designated Partner

S. G. Land

For SRIVILAS REALTY LLP

[Signature]
Designated Partner

SCHEDULE-I

(Description of the SAID PLOT)

All that Plot no.38 admeasuring 946.50 sq.mts. being a part of the larger property admeasuring 15950 sq.mts. known as 'TERCEIRO LOTE AND QUARTO LOTE OF PALMAR BETIM' situated at Reis Magos, within the limits of Village Panchayat Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, described in the Office of Land Registrar under no.4245 of Book B-1 Old and is enrolled in the Taluka Revenue Office under Matriz no.101 and 105 and is surveyed under no.57/1 of Village Reis Magos.

The SAID PLOT is bounded as under:-

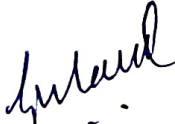
Towards the North:-By the property bearing Survey no.56 of Village Reis Magos.

Towards the South:-By remaining part of Survey no.57/1 of Village Reis Magos.

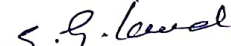
Towards the East :-By the limits of the Village Penha de Franca separated by a passage or road.

Towards the West :-By the property bearing Survey no.63 and part of 57/1 of Village Reis Magos.

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


For SRIVILAS REALTY LLP

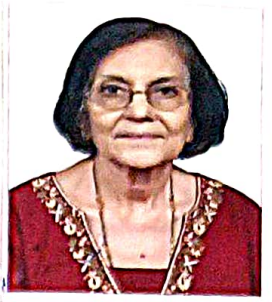
Designated Partner



For SRIVILAS REALTY LLP

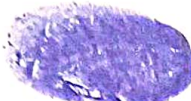
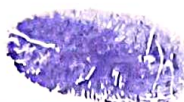
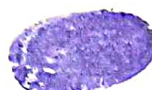
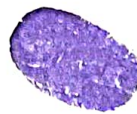
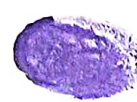
Designated Partner

SIGNED AND DELIVERED BY
WITHIN NAMED OWNERS/VENDORS



S. G. Laud

DR SHEELA GAJANAN LAUD

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



husband

S. G. Laud

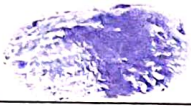
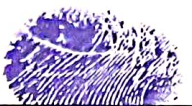
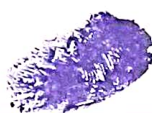
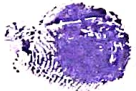
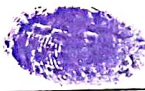
For SRIVILAS REALTY LLP
Rmenta
Designated Partner

For SRIVILAS REALTY LLP
Salish Kumar
Designated Partner



G. Laud

DR. GAJANAN WAMAN LAUD
OWNERS/VENDORS

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



G. Laud

For SRIVILAS REALTY LLP
S. B. Laud
Designated Partner

S. B. Laud

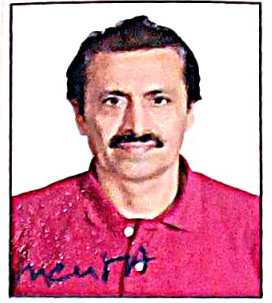
For SRIVILAS REALTY LLP
S. B. Laud
Designated Partner



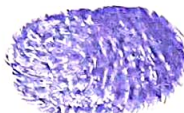
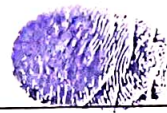
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WITHIN NAMED PURCHASER**

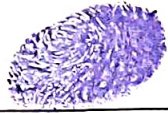
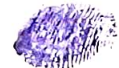
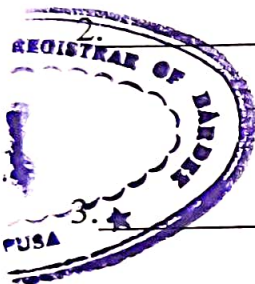
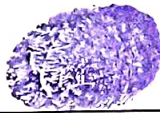
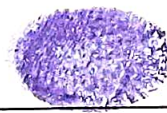
For SRIVILAS REALTY LLP

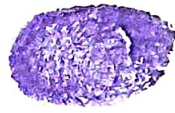
Zmenta
Designated Partner

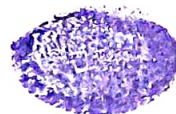
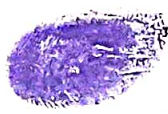


**SRIVILAS REALTY LLP, a Partnership Firm
represented by its Partners
SHRI. RAJESH MEHTA**

1.  1. 

2.  2. 
 3.  3. 

4.  4. 

5.  5. 

huland

S. S. Lared

For SRIVILAS REALTY LLP

Zmenta
Designated Partner

For SRIVILAS REALTY LLP

Salishkumar
Designated Partner

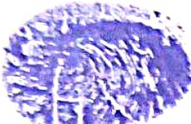
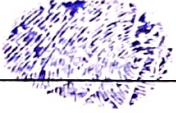
For SRIVILAS REALTY LLP

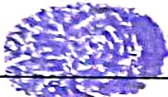
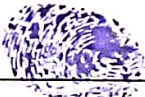
Satish Kumar
Designated Partner

Satish

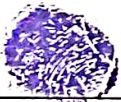


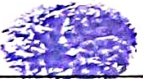
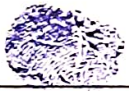
SRIVILAS REALTY LLP, a Partnership Firm
represented by its Partners
SHRI.SATISH KUMAR LAKHINA
PURCHASER

1.  1. 

2.  2. 

 3. 

 4. 

5.  5. 

IN PRESENCE OF WITNESSES:

1.- Shri.Gourish Shantaram Shet:-

R/O.- HNo.36-B, Raghuvir Khorlilm, Opp.Gods Gift, Mapusa, Bardez
Goa-403507.

2.- Shri.Joaquim Savio Richard Crasto:-

R/O.- H.No.85/1, Nivol Vaddo, Tivim, Sirsain, Bardez Goa-403502

Murad

S. S. Laxmi

For SRIVILAS REALTY LLP

Zimanta
Designated Partner

For SRIVILAS REALTY LLP

Satish Kumar

Designated Partner



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Taluka BARDEZ
ततलसकत
Village Reis-Magos
गतनर
Name of the Field Palmar Betim
शसततच नतनर

Survey No. 57
सरर ननबर
Sub Div. No. 1
हहससत ननबर
Tenure
सतत पकतर

Cultivable Area (Ha.Ars.Sq.Mtrs) लतगणकशत (हश. आर. चच. मर.)

Dry Crop हजरतयत	Garden बतगतयत	Rice तरर	Khajan खतजन	Ker कश	Morad ममरड	Total Cultivable Area एकक लतगण कशत
0009.39.10	0000.34.17	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0009.73.27

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नतहपक कशत (हश. आर. चच. मर.)

Pot-Kharab पमट खरतब

Class (a) रगर (अ)	Class (b) रगर (ब)	Total Un-Cultivable Area हूयण नतहपक जतमरन	Grand Total एककण
0000.17.96	0000.98.25	0001.16.21	0010.89.48

Remarks शशरत

Order of Dy. Collector, Sub-Division Mapusa
bearing no. 15/89/2009/Part/Land/DC-II dated
07/03/2011

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00
आकतर फमर पशददयतल रचट

S.No.	Name of the Occupant कबसदतरतच नतनर	Khata No. खततश ननबर	Mutation No. फसफतर नन	Remarks शशरत
1	1. Anant Borkar		61	
2	2. Bela Harumant Borkar		61	
3	3. Anant Parashuram Sawant		93	
4	4. Ananta Prasad Sawant		93	
5	5. Majeerabi A. R. Khan		175	
6	6. Nita Manoj Rajani		248	
7	7. Manoj Dhirajlal Rajani		248	
8	8. Sharmila Harish Rajani		248	
9	9. Harish Dhirajlal Rajani		249	
10	10. Dhirajlal Damodar		250	
11	11. Lilavanti Dhirajlal		250	
12	12. Chappajil Mukundan		451	
13	13. Christine alias Christalina Herediona D'Souza		437	
14	14. Lester Ryan D'Souza		437	
15	15. Migel Mark D'Souza		437	
16	16. Michelle Ann D'Souza		437	
17	17. Suryakant Kashinath Kakadker		493	
18	18. Ranganath Harishchandra Kalangutkar		417	

For SRIVILAS REALTY LLP

Amanta

Designated Partner

For SRIVILAS REALTY LLP

Salish Aman

Designated Partner

**FORM I & XIV**

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Date: 11/03/2024

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Taluka BARDEZ

ततललकत

Survey No. 57

Village Reis-Magos

सरर ननवर

नतनर

Sub Div. No. 1

Name of the Field Palmar Betim

हहससत ननवर

शशततचच नतनर

Tenure

सतत पकतर

S.No.	Name of the Occupant कबजरादतरतचश नतनर	Khata No. खतत ननवर	Mutation No. फफतर नन	Remarks	शशरत
19	Shridhar Tamba		390		
20	Stevenson George Sequeira		14072		
21	Lisa D'Souza		18297		
22	Robin Anthony D'Souza		18297		
23	B. Bhaskar Pai		12694		
24	Victor D'Souza		17903		
25	Remedio Joseph D'Souza		17903		
26	M/s. Sabnis Estate Developers Pvt. Ltd.		23029		
27	Stevenson Sequeira		25378		
28	Narendra Nilkanth Phadnis		25204		
29	M/s. Hindustan Hotels Limited		29244		
30	Rockfirst Real Estate Private Limited		28937		
31	Ehsan Abbas Hakim		28562		
32	Altaf Abbas Hakim		28562		
33	Vinod Sharma		31105		
34	Rohi Sharma		31105		
35	Nidhi Sharma		31105		
36	Surender Pahwa		16211		
37	Swati Surender Pahwa		16211		
38	Alvaro Antonio Preciosa Pereira		43258		
39	M/s. Deepak Engineers and Builders		39		
40	Anthony Stephen Alponso		48559		
41	Catherine Fernandes		48559		
42	Rajeshri Vasant Konadkar alias Rajeshri Durgadas Borkar		48558		
43	Smita Tulshidas Kulkarni		48411		
44	Ashwin Tibrewala		41641		
45	Renu Tibrewala		41603		

For SRIVILAS REALTY LLP

Ameeta

Designated Partner

For SRIVILAS REALTY LLP

Salish Kumar

Designated Partner



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तुललकत
Village Reis-Magos
गतनर

Survey No. 57

सरर ननबर
Sub Div. No. 1

Name of the Field Palmar Betim

Tenure

शशततयव नतनर

सतत पकतर

S.No.	Name of the Occupant कबकशदतरतयव नतनर	Khata No. खततय ननबर	Mutation No. पयकतर नन	Remarks	शशरत
46	Anja saresh Lotlikar		43990		
47	M/s Khaitan Lefin Limited		41601		
48	Felix Agnel Rodrigues		48698		
49	Prabhakar Raghoba Sadekar		51727		
50	Renu Tibrewala		41633		
51	Shree Siddhivinayak Co Operative Housing Society Ltd.		52573		
52	Abdul Khadar Jilani Nadaf		55399		
53	Leslie R. Fernandes		53799		
54	Gisela Andrade e Marchon		55753		
55	Chetna Sunil Makhecha		50140		
56	Varsha Ashok Hansraj alias Varsha Dhirajlal Hansraj		48501		
57	Peter Joseph Fernandes		61619		
58	Sylvia Constantina Fernandes		61619		
59	Kanjan Agarwal		61038		
60	Santosh Gajinkar		61037		
61	Mukul Agrawal		61039		
62	Anjana Patro alias Anjana Ajodhya Nath Patro		61452		
63	Asutosh Patro		61452		
64	Sanaulla Sayed		61620		
65	Dhiraj Bakshi		63082		
66	Apoorv Aggarwal		63160		
67	Shital Chodanker		61866		
68	Sharmila Shital Chodanker		61866		
69	Sudesh Vithal Kalgutkar		64381		
70	Vandana Sudesh Kalgutkar		64381		
71	Jagdish Vithal Kalgutkar		64381		

For SRIVILAS REALTY LLP

FmcutA
Designated Partner

For SRIVILAS REALTY LLP

Satish Chandra
Designated Partner



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Taluka BARDEZ

ततलकत

Survey No. 57

Village Reis-Magos

सरर ननबर

गतनर

Sub Div. No. 1

Name of the Field Palmar Betim

हहसरात ननबर

शशततवष नतनर

Tenure

रातत पकतर

S.No.	Name of the Occupant कबषशदतरतयश नतनर	Khata No. खतात ननबर	Mutation No. पनक्रतर नन	Remarks	शशरत
72	Suman J. Kalgutkar		64381		
73	Mayuresh C. Dhume		66023		
74	Amey Naik		67007		
75	Rohit Goyal		68083		
76	M/S MIDORI CREATORS AND DEVELOPERS		68559		
77	M/s. CHAMUNDA BUILDERS AND DEVELOPERS		69281		
78	Rajubhai Vora		69824		
79	Vinayak Damodar Chodnekar		69357		
80	Virendra Vinayak Chodnekar		69357		
81	Manju Pandey		72517		
82	Raghav Pandey		72517		
83	Tharappa Natarjan		73528		
84	Sarita Karoliya		73536		
85	Amesh V. Verenker		73531		
86	Mayureshwar K. Hegde		75020		
87	Rekha Bharat Daftary		75757		
88	M/s. MSK Builders		72829		
89	mahesh Siddaiah Badanal		78121		
90	Niyati Kalangutkar		78121		
91	Chandrika Lal		78636		
92	M/S STONECAST REALTORS		77891		
93	Sonia Arora		80585		
94	Sanjay Arora		80585		
95	Navdeep Chhabra		80585		
96	M/S Stonecast Realtors		78978		
97	Joseph Xavier Rodrigues alias Joseph Rodrigues		80745		

For SRIVILAS REALTY LLP

Amruta

Designated Partner

For SRIVILAS REALTY LLP

Satish Kumar

Designated Partner



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Taluka BARDEZ
तललकत
Village Reis-Magos
गतनर
Name of the Field Palmar Betim
शशततचय नतनर .

Survey No. 57
सरर ननबर
Sub Div. No. 1
हहससत ननबर
Tenure
सतत पकतर

S.No.	Name of the Occupant कबजशदतरतयश नतनर	Khata No. खततय ननबर	Mutation No. फसकतर नन	Remarks शशरत
98	BHAGAT REALTY PRIVATE LIMITED		72831	
99	Akshay Kumar		83060	
100	Mohammed Sharif Sayyed		83975	
101	Sandeep Makhni		84060	
102	Sunil Luiz Gomes		82487	
103	Pradeep Atmaram Halarnkar		86166	
104	Nand Kishore Gupta		88684	
105	Pradeep Chhabra		88684	
106	Ranjay Arora		88684	

S.No.	Name of the Tenant कबजतयश नतनर	Khata No. खततय ननबर	Mutation No. फसकतर नन	Remarks शशरत
1	Nil			

Other Rights इतर हक	Mutation No. फसकतर नन	Remarks शशरत
Name of Person holding rights and nature of rights: इतर हक धतरण करणत-यतयश नतनर र हक पकतर Nil		

Details of Cropped Area हपकतखतलरल कशततचत ततपशरल

Year सरर	Name of the Cultivator लतगणकरणत-यतयश नतनर	Mode ररत	Season मचसम	Name of Crop हपकतयश नतनर	Irrigated बतगतयत Ha.Ars.Sq.Mts हश आर चय मर	Unirrigated हजरतयत Ha.Ars.Sq.Mts हश आर चय मर	Land not Available for Cultivation नतहपकजमरन Nature पकतर	Area कशत Ha.Ars.Sq.Mts हश आर चय मर	Source of irrigation ससचनतनचत पतरर	Remarks शशरत
	Nil									

End of Report

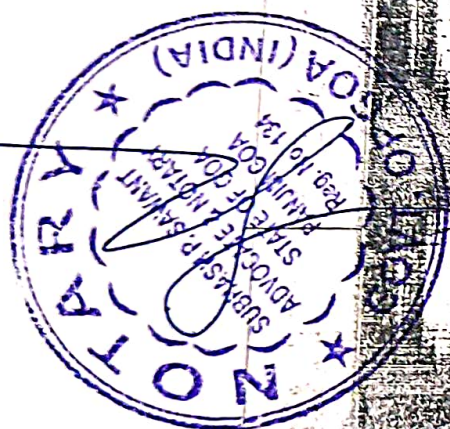
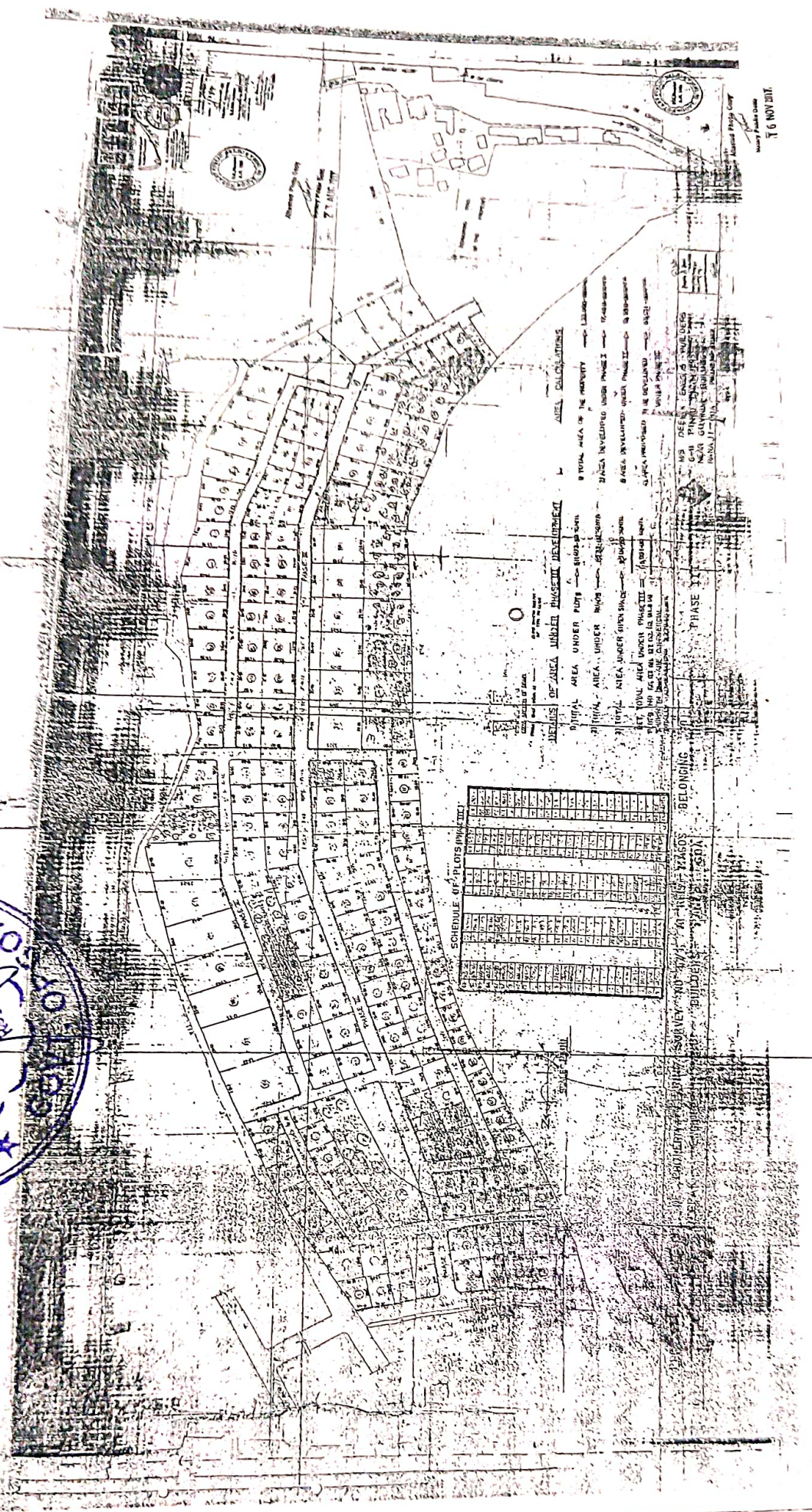
For any further inquires, please contact the Mamlatdar of the concerned Taluka.

For SRIVILAS REALTY LLP

[Signature]
Designated Partner

For SRIVILAS REALTY LLP

[Signature]
Designated Partner



56 NOV 2017



Obisaben

Government of Goa

Document Registration Summary 2

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

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1	Stamp Duty	2046400
2	Registration Fee	1227800
3	Mutation Fees	1500
4	Processing Fee	1700
Total		3277400

Stamp Duty Required :2046400/-

Stamp Duty Paid : 2046400/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Rajesh Mehta Partner Of Srivilas Realty LLP ,Father Name:Ved Prakash Mehta, Age: 58, Marital Status: , Gender:Male, Occupation: Business, Address1 - G-43 Lajpat Nagar 3-Lajpat Nagar Defence Colony South Delhi Delhi, Address2 - , PAN No.:			For SRIVILAS REALTY L Designated Partn

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sheela Gajanan Laud , Father Name:Rajaram Ganpat Wagle, Age: 81, Marital Status: Married , Gender:Female, Occupation: Doctor, Villa no 1 Kamat kinara Near Goa Science Centre Caranzalem Tiswadi Goa, PAN No.:			
2	Gajanan Waman Laud , Father Name:Waman Vinayak Laud, Age: 79, Marital Status: Married , Gender:Male, Occupation: Doctor, Villa no 1 Kamat Kinara Near Goa Science centre Caranzalem Tiswadi Goa, PAN No.:			

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NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Rajesh Mehta Partner Of Srivilas Realty LLP , Father Name:Ved Prakash Mehta, Age: 58, Marital Status: , Gender:Male,Occupation: Business, G-43 Lajpat Nagar 3-Lajpat Nagar Defence Colony South Delhi Delhi, PAN No.:			For SRIVILAS REALTY L Rajesh Mehta Designated Partner
4	Satish Kumar Lakhina Partner Of Srivilas Realty LLP , Father Name:Jyoti Sarup Lakhina, Age: 59, Marital Status: , Gender:Male,Occupation: Business, 183 Kailash Hills East of kailash South Delhi Delhi, PAN No.:			For SRIVILAS REALTY L Satish Kumar Designated Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Joaquim Savio Richard Crasto, Age: 44, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403502, H no 85/1 Nivol vaddo Tivim Sirsaim Tivim North Goa, H no 85/1 Nivol vaddo Tivim Sirsaim Tivim North Goa, Tivim, Bardez, NorthGoa, Goa			
2	Name: Gourish Shantaram Shet, Age: 37, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403507, H no 36-B, H no 36-B, Raghuvir Khorlim Opp Gods Gift Mapusa Bardez Goa, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2024-BRZ-4048



Document Serial No:-2024-BRZ-4048

Book :- 1 Document

Registration Number :- **BRZ-1-4508-2024**

Date : 26-Aug-2024

 26/8/2024
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR
BARDEZ**

