



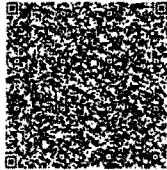
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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00024460598166X
Certificate Issued Date : 05-May-2025 03:53 PM
Account Reference : NONACC (TS)/ gaga-t30/ DTO-South Margao/ GA-SGA
Unique Doc. Reference : SUBIN-GAGAGA-T3000044715876423X
Purchased by : KAYJI REAL ESTATE PVT LTD
Description of Document : Article 22 Conveyance
Property Description : LANDED PROPERTY ADMEASURING 3748.00 SQ.MT UNDER SURVEY NO. 41/4-T OF VILLAGE AQUEM OF SALCETE TALUKA
Consideration Price (Rs.) : 7,20,00,000
 (Seven Crore Twenty Lakh only)
First Party : PARESH VASANT JOSHI AND OTHERS
Second Party : KAYJI REAL ESTATE PVT LTD
Stamp Duty Paid By : KAYJI REAL ESTATE PVT LTD
Stamp Duty Amount(Rs.) : 43,20,000
 (Forty Three Lakh Twenty Thousand only)



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2. Any discrepancy in the details on this Certificate, and as available on the website, Mobile App or Machine is wrong.
3. The user of obtaining the certificate is not the user of this certificate.
4. The user of this certificate is not the user of this Stamp.



DEED OF SALE

2353/25
07/05/2025

This **DEED OF SALE** is made and executed at Margao, Taluka and Sub- District of Salcete, District of South-Goa, State of Goa, on this 5th day of May, 2025 (05.05.2025);

BY AND BETWEEN

- ✓ 1. **SHRI. PARESH VASANT JOSHI**, son of Shri. Vasant Joshi, aged about 75 years, married, occupation-Business, holding PAN CARD No. _____ Aadhaar Card No. 2203 7316 9414, Mobile No. 9822100211 and his wife;

(Mr. Vibhgy Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sunita Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)



2. **SMT. LALITA PARESH JOSHI**, daughter of Shri. Madhav Deshpande, aged about 73 years, married, occupation Housewife, holding PAN CARD No. , Aadhaar Card No. 7850 9245 1468, Mobile No. 9822100211;
3. **SHRI. PRASHANT VASANT JOSHI**, son of Shri Vasant Joshi, aged about 73 years, married, occupation Business, holding PAN CARD No. , Aadhaar Card No. 3951 1881 8467, Mobile No. 9822120599 and his wife,
4. **SMT. SUJATA PRASHANT JOSHI**, daughter of Shri Gurunath Kamat, aged about 66 years, married, occupation business, holding PAN CARD No. , Aadhaar Card No. 2756 8205 6255, Mobile No. 9822120599;
5. **SHRI. PARAG VASANT JOSHI**, son of Shri Vasant Joshi, aged about 70 years, married, occupation Business, holding PAN CARD No. , Aadhaar Card No. 8837 8723 7295, Mobile No. 9822121486 and his wife;
6. **SMT. VAISHALI PARAG JOSHI**, daughter of Shri Sharschandra Puranik, aged about 60 years, married, occupation-housewife, holding PAN CARD No. , Aadhaar Card No. 4607 5513 4300, Mobile No. 9822121486;
7. **SHRI. PANKAJ VASANT JOSHI**, son of Shri Vasant Joshi, aged about 68 years, married, occupation Business, holding PAN

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujata Joshi) (Ms. Monica Joshi) (Mr. Vikrant Prabhu Desai)

CARD No. Aadhaar Card No. 5944 7123 5928,
Mobile No. 9822121486 and his wife;



8. **SMT. SUJAI PANKAJ JOSHI**, daughter of Shri Ganpat Naik, aged about 63 years, married, occupation business, holding PAN CARD No. Aadhaar Card No. 8009 6505 9416, Mobile No. 9822121486;

9. **SMT. MONICA PUSHPA JOSHI**, wife of late Shri Pushkar Vasant Joshi and daughter of Shri Manohar Panandikar, aged about 59 years, widow, occupation-service, holding PAN CARD No. Aadhaar Card No. 9822 4512 9004, Mobile No. 9822120407 and her children;

10. **MISS NEHA PUSHPA JOSHI**, daughter of late Shri Pushkar Vasant Joshi and wife of Shri. Shivam Ramesh Naik, aged about 33 years, married, occupation Business, holding PAN CARD No. Aadhaar Card No. 9114 4313 9311, Mobile No. 9823612303 and her husband;

11. **MR. SHIVAM RAMESH NAIK**, son of Shri. Ramesh Naik, aged about 30 years, married, occupation-Business, holding PAN CARD No. Aadhaar Card No. 4624 0484 9129, Mobile No. 9004897456, both VENDOR No. 10 and 11 are residents of Dalal Estate, D. B. Marg, Opp. Hotel Shagun, Mumbai Central, Mumbai Maharashtra-400008.

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhhu Desai)



12. **MR. MIHIR PUSHPAK JOSHI**, son of Late Shri Pushkar Vasant Joshi, aged about 27 years, bachelor, occupation Business, holding PAN CARD No. [REDACTED], Aadhaar Card No. 4408 9851 2342, Mobile No. 982245129004. All Indian Nationals and all except Vendor No. 10 and 11 are residing at Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa - P.C. 403 802, hereinafter referred to as "THE VENDORS" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, representatives, successors, administrators and assigns) of the

FIRST PART

AND

KAYJI REAL ESTATE PVT. LTD., a Private Limited Company, registered under the Indian Companies act 1956, having its registered office at Anand Bhavan, Station Road, Margao -Goa 403601, holding Income Tax Card bearing No. [REDACTED] and E-Mail IDs: legal@agrawalgroupgoa.com; represented herein by its Authorised Signatory **SHRI. VIKRANT PRABHU DESAI**, son of late Shri Shridhar Prabhu Desai, aged about 61 years, married, resident of A-204, Tridentia Panache, Gogol Margao Salecte-Goa, Indian National, having Aadhaar Card bearing No. 9773 6562 0814, PAN Card ADKPP2906, Authorized to sign vide Board Resolution dated 20.12.2024; hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context and meaning thereof shall mean and include its representative, successors, administrators and assigns) of the **SECOND PART**.

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Mr. Sujat Joshi) (Ms. Monica Joshi) (Mr. Vikrant Prabhu Desai)

WHEREAS the member No. 1, 2, 4, 6, 10, 11 and 12 of the VENDORS are represented in this deed by their duly constituted attorney as follows and vide following Power of Attorneys:



- a. The VENDOR No. 1 and 2 are duly represented herein by their son **MR. VIBHAV PARESH JOSHI**, major in age, married, Indian National, resident of Anandi, Swatantra Path, Vasco Da Gama, Mormugao-Goa having PAN No. Aadhaar No. 7384 7252 3079, Mobile No. 7350585860, Indian National, constituted as such vide Power of Attorney dated 17.04.2025 executed before notary Shri Dnyanesh P. Karpe under his Registration No. 173/2025;
- b. The VENDOR No. 4 Smt. SUJATA PRASHANT JOSHI is represented by her husband the VENDOR No. 3 by virtue of Power of Attorney dated 17.04.2025 executed before Notary Shri Dnyanesh P. Karpe under his Registration No. 174/2025;
- c. The VENDOR No. 6 Smt. VAISHALI PARAG JOSHI is represented by her husband the VENDOR No. 5 by virtue of Power of Attorney dated 24.04.2025 executed before Notary Shri Dnyanesh P. Karpe under his Registration No. 182/2025;
- d. The VENDOR No. 10, 11 and 12 Ms. Neha Joshi, Mr. Shivam Naik and Mr. Mihir Joshi respectively are represented herein by their mother/mother in law the

   
(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

  
(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)

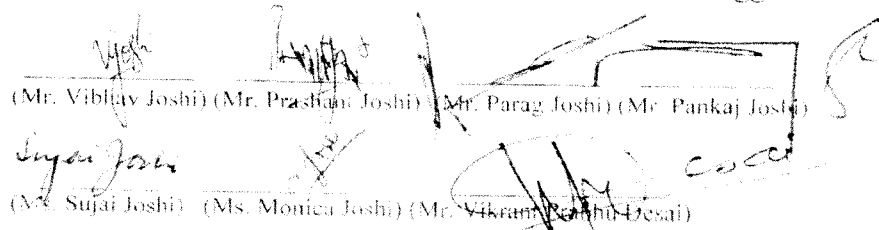


VENDOR No. 9 Smt. Monica Joshi constituted as such vide Power of Attorney dated 29.04.2025 executed before Notary Shri Dnyanesh P. Karpe under his Registration No. 185/2025, Power of Attorney dated 29.04.2025 executed before Notary Shri Dnyanesh P. Karpe under his Registration No. 184/2025 and Power of Attorney dated 10.07.2024 executed before the Sub-Registrar of Mormugoa under Registration No. MOR-POA Register-41-2024 respectively.

WHEREAS there exists a property known as **COTOCA** or **COTOCA MOLA (fourth lot)** admeasuring 24,660.00 Sq. Meters. described in the Land Registration Office of Salcete under **Description No. 41177 at folio 163 of Book No. B-106 of New series** corresponding to 1/132 of the property enrolled under Matriz No. 16 and which in turn is fourth lot out of ten of the property known as **CHAO DE COTACO** described under Description No. 14363 at folio 27 of Book No. B-37 of New series, which property is herein after referred to as **"SAID BIGGER PROPERTY"** and is more particularly described in the **SCHEDULE I** written below.

AND WHEREAS the Said Bigger Property was originally owned by late Mr. Roque Heraclino Cassiano do Rosario Mergulhao and his wife Maria Eslinda Honorina Emilia Alemao.

AND WHEREAS the aforesaid original owners and or their successors with the intention of selling the Said Bigger


 (Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)
 (Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Bhanu Desai)



Property, bifurcated a portion thereof admeasuring 11,467.00 sq. meters from its western side into Four plots or lótes designated as Lote No. I, II, III and Lote No. IV, which sub division was approved by the Town and Planning Committee of Goa, Daman and Diu, approved vide Approval dated 29/12/1965. This western portion of the Said Bigger Property bifurcated into Four Plots or Lotes admeasuring together an area of 11467.00 sq. meters was later on surveyed at the time of Survey under Survey No. 41/4 of village Aquem of Salcete Taluka and is herein after referred to as "**Said Western Portion**" and is more particularly described in the **SCHEDULE II** written hereunder.

AND WHEREAS vide Deed of Sale dated 04/01/1966 duly registered before the Sub Registrar of Salcete, Margao Goa under Registration No.38 at pages 111 to 123 of Book I, Volume No.2 dated 16/04/1966, the Original owner late Mr. Roque Heraclino Cassiano do Rosario Mergulhao, widower, his daughter, Albina Elzevir Adelziza de Segrade Coacao de Maria Mergulhao and her husband Mr. Melquiedes Coaceicao Baptista de Lino Almeida sold unto the VENDOR No. 1 to 8 and husband/father/father in law of VENDOR No. 9, 10, 11 and 12 late Mr. Pushkar Vasant Joshi, the lote or Plot No. I having an area of 3748.00 sq. meters, then forming part of the Said Western Portion of the Said Bigger Property under Survey No. 41/4 of village Aquem, while simultaneously selling the remaining Lotes or Plots No. II to IV to third parties via the same sale deed. This portion of land admeasuring 3748.00 sq. meters designated as Lote or Plot No. I then forming part of the Said Western Portion of the Said Bigger

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)

Property and was then Surveyed under Survey No. 41/4 of village Aquem of Salcete Taluka.



AND WHEREAS, the VENDORS herein applied for partition of the Said Portion of Land admeasuring 3748.00 Sq. Meters from the Said Western Portion and vide Partition Order dated 16/08/2024 passed by Inspector of Survey and Land Records, Salcete-Goa in Case No. PISAL 06-24-802, the same came to be partitioned from the Said Western Portion and came to be surveyed independently under Survey No. 41/4-T of Village Aquem with the name COTTACA MOROD.

This property COTTACA MOROD, surveyed under Survey No. 41/4-T of Village Aquem, is hereinafter referred to as "**SAID PROPERTY**" and is more particularly described in **SCHEDULE III** written hereunder.

AND WHEREAS the said Mr. Pushkar Joshi expired leaving behind him as his moiety holder his wife Mrs Monica Pushkar Joshi, the VENDOR No. 9 and his sole and universal heirs the VENDOR No. 10, and 12 as certified by Deed of Succession and Qualification of Heirs dated 29/09/2021 drawn before the Ex-officio Notary of Mormugao drawn at pages 64v to 66 of Notarial Book No. 195. The Vendor No. 10 is now married to Vendor No. 11.

AND WHEREAS the VENDORS intended to sell the SAID PROPERTY for valuable consideration and in pursuance thereto were looking out for the buyer and in the course thereof came across the PURCHASER with VENDORS offering to sell and transfer the clean,

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Mrs. Sujai Joshi) (Mrs. Monica Joshi) (Mr. Vikram Prabhu Desai)



clear, marketable and subsisting title of the SAID PROPERTY along with all plants and trees existing therein and possession free from any claims and encumbrances and made following further express representations unto the PURCHASER in addition to the representations as to flow of title as aforesaid and the PURCHASER has agreed to purchase the same, relying upon the representations and declarations made by the VENDORS as detailed herein below:

1. The title of the VENDORS to the SAID PROPERTY is clean, clear, subsisting, marketable and free from any encumbrances whatsoever;
2. The VENDORS are in exclusive use, occupation and possession of the SAID PROPERTY and have not parted with the title and or possession of the SAID PROPERTY or any part thereof to any other person;
3. The SAID PROPERTY or any part thereof are/is not reserved for any public or acquired by any government authority, judicial, quasi-judicial authority or by any local/state/central bodies for any purpose nor is or was at any point of time in history was used as play ground, garbage dump area, graveyard, open space, etc;
4. The tenure of the SAID PROPERTY is freehold;
5. Neither the VENDORS or their predecessor-in-title nor anyone on their behalf has otherwise entered into any agreement or arrangement whether oral or written for sale or otherwise transferred or dealt with the SAID PROPERTY or any part thereof or created any right or interest in favour of any third party in respect of the SAID PROPERTY;

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhakar Desai)



6. Neither the execution nor the consummation of the transactions contemplated herein conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, deeds, instruments, permissions, approvals, consents to which the SAID PROPERTY the VENDORS are party or by which they are bound;
7. There are no prohibitory orders or any attachment orders passed by any judicial, quasi-judicial authority or by any local/state/central bodies, or otherwise any liabilities in respect of the SAID PROPERTY or any part thereof;
8. There are no claims, demands etc., including but not limited to the income tax, wealth tax, sales tax authority or any other taxation proceedings, whether for recovery or otherwise, initiated by any taxation authorities or local authorities pending, with respect the SAID PROPERTY or any part thereof;
9. The VENDORS have further assured the PURCHASER that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened against or with respect to the SAID PROPERTY;
10. There are no suits, revenue proceedings or any other proceedings or arbitrations under any law for the time being in force filed by and/or against the VENDORS before any person, court, authority or tribunal, in which an award, order, decree or injunction has been passed, which may result in the attachment and/or sale of the SAID PROPERTY and/or any part thereof and/or the right, title,

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujata Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)

share and interest of the VENDORS in the SAID PROPERTY nor does the VENDORS have any reasonable apprehension of any event or circumstance likely to give rise to or result in such suit, proceeding or arbitration;



11. There are no claims, actions or judicial proceedings which would affect and, or, obstruct the peaceful ownership, use and occupation by the PURCHASER of the SAID PROPERTY or would affect the enforceability or performance of this instrument or the completion and or specific performance of the transaction contemplated herein;
12. The VENDORS undertake that the SAID PROPERTY are unencumbered and free from any mortgage, charge, lien, claims or demand in or over the same or any part thereof either by way of sale, gift, will, exchange, mortgage, trust, lease, tenancy, sub-tenancy, leave and license, lis-pendens, inheritance, hypothecation, loan surety, security lien, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever or otherwise and that there are no third parties on the SAID PROPERTY either as trespassers or squatters;
13. There are no easementary or customary rights existing or granted or agreed to be granted on the SAID PROPERTY or any part thereof;
14. No notice from any Government, Panchayat or any other public body or authority or any notice under any law including the Land

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhur Desai)



Acquisition Act, the Land Requisition Act, the Planning Act, the Panchayat Act, the Income Tax Act or any other statute has been received or served through registered post or hand delivery upon the VENDORS in respect of the right, title and interest in the SAID PROPERTY or any part thereof which affects the SAID PROPERTY in any manner and/or restricts or may restrict the execution of these presents;

15. That (i) the SAID PROPERTY had/have no Mundkarial house/s existing thereon; or (ii) no persons have claimed or claim, any right or title under the laws presently in force including the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975 or The Goa Agriculture Tenancy Act, 1964, either as mundkars or tenant or otherwise with respect to the SAID PROPERTY or any part thereof;
16. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, Collector, Revenue Authority, Panchayat, etc. thereby restraining or disentitling the VENDORS from dealing with and/or disposing their right, title, interest and share in the SAID PROPERTY or entering into these presents;
17. Neither the VENDORS nor any person/s claiming by, through or under them have created any adverse rights and/or entered into any agreement for sale, arrangement for sale or otherwise created any adverse rights in respect of its right, title and interest in the SAID PROPERTY or any part thereof or otherwise parted with the possession of the SAID PROPERTY or any part thereof in

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujat Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhoo Desai)



part/full performance of any agreement/deed or executed any power of attorney in favour of any person/s to deal with the SAID PROPERTY or authorizing sale of their right, title, interest in the SAID PROPERTY or taken any deposit in the form of earnest money deposit or otherwise whereby the VENDORS are prevented from entering into these presents with the PURCHASER;

18. No loans or financial assistance is availed by the VENDORS from any Banks and other financial institutions or any person/individual, against their right, title and interest in the SAID PROPERTY or any part thereof;
19. Till date no possession of the SAID PROPERTY or any part thereof has been taken over by any local authorities or authorities of Central or State Government and no benefits or compensation in lieu thereof has been received/obtained by the VENDORS herein;
20. There are no disputes with any of its neighbours with regard to the boundary of SAID PROPERTY and no improvements on adjoining properties encroach upon the SAID PROPERTY or any part thereof, and no easements or other encumbrances are created upon or through adjoining portions of land encroached upon any part of the portion of the SAID PROPERTY so as to affect the value or marketability of the SAID PROPERTY;
21. Neither the VENDORS nor any person/s claiming by, through or under them have parted with the possession or control of the original title documents to any third party with an intention to

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)



- create any mortgage or charge or encumbrance or other interest or third-party rights of any nature whatsoever in respect of the same;
22. The VENDORS hereby confirm that there is no fact about the SAID PROPERTY or any part thereof which remains concealed or undisclosed to the PURCHASER and/or which may discourage the PURCHASER from completing the purchase of the SAID PROPERTY or which may lead the PURCHASER to further investigate the title of the VENDORS to the SAID PROPERTY or any part thereof;
23. Neither the VENDORS nor any of their predecessors in title are guilty of having/not having done any act, deed or thing, which can be construed as a breach of any law, regulations, rules, which affects its title to the SAID PROPERTY or any part thereof, or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;
24. There is no restriction for the transfer of the SAID PROPERTY under The Goa, Daman and Diu Land Revenue Code, 1968 and/or The Transfer of Property Act, 1882, and/or any local, state, central acts currently in force;
25. The SAID PROPERTY have an access from the public main road as depicted in the plan/s annexed to this instrument
26. That the VENDOR No. 8 to 12 are the only legal heirs and/or successors of late Mr. Pushkar Vasant Joshi;

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS and believing the

(Mr. Vibhlay Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Supri Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)



above representations as true and declaration as trustworthy and for legal due diligence the PURCHASER published Public Notice dated 04/03/2025 in the local daily 'The Navhind Times' and 'Tarun Bharat' dated 05/03/2025 calling for objections, if any, however, till date, no any objection has been received and consequently, the PURCHASER has accepted the offer of the VENDORS thereby agreeing to purchase the SAID PROPERTY for the total consideration of Rs. 7,20,00,000/-.

AND WHEREAS the parties hereto now execute the present deed, thereby transferring the right, title, possession and interest in the SAID PROPERTY unto the PURCHASER.

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

1. That in pursuance to the above understanding and in consideration of Rs. 7,20,00,000/- (Rupees Seven Crores Twenty Lakhs only), paid by the PURCHASER in the manner detailed herein later at the request of the VENDORS, the VENDORS doth hereby grant, convey, transfer, assign and assure by way of sale unto the Purchaser ALL THAT "SAID PROPERTY" described at SCHEDULE III written herein below and as per Plan annexed hereto, free from all encumbrances TOGETHER WITH all things embedded in the earth of the SAID PROPERTY, all trees, rights, liberties, privileges, easements and appurtenances, attached thereto

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Joshi) (Desai)



or in any 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 Vendor into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD, OWN, USE AND POSSESS the same unto and to the use of the Purchaser, its successors, executors, administrators and assigns absolutely and forever together with title-deeds, writings and other evidences of title.

Sujai Joshi
Vibhav Joshi
Prashant Joshi
Parag Joshi
Pankaj Joshi
Vikram Desai

As requested by the VENDORS, the total sale consideration of Rs. 7,20,00,000/- (Rupees Seven Crores Twenty Lakhs Only) is paid by the PURCHASER in favour of the VENDORS as under:

- I. A sum of Rs. 1,44,00,000/- to the Member nos. 1 and 2 of the VENDORS in the following manner:
 - a. a sum of Rs. 1,42,56,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Six Thousand Only) in favour of Member No. 1 of Vendors by Demand Draft bearing no. 034115 dated 02.05.2025 of HDFC Bank, Margao Branch;
 - b. a sum of Rs. 1,44,000/- (Rupees One Lakh Forty Four Thousand Only) deducted from the total consideration and paid towards TDS vide Challan No. 20767 dated 02.05.2025 on behalf of the VENDOR No. 1 and 2 as is required under Section 194/IA of the Income Tax Act.

II. A sum of Rs. 1,44,00,000/- to the Member nos. 3 and 4 of the

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Desai)



VENDORS in the following manner:

- a. a sum of Rs. 1,42,56,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Six Thousand Only) in favour of Member No. 3 of Vendors by Demand Draft bearing no. 034113 dated 02.05.2025 of HDFC Bank, Margao Branch;
- b. a sum of Rs. 1,44,000/- (Rupees One Lakh Forty Four Thousand Only) deducted from the total consideration and paid towards TDS vide Challan No. 20766 dated 02.05.2025 on behalf of the VENDOR No. 3 and 4 as is required under Section 194/1A of the Income Tax Act.

III. A sum of Rs. 1,44,00,000/- to the Member nos. 5 and 6 of the VENDORS in the following manner:

- a. a sum of Rs. 1,42,56,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Six Thousand Only) in favour of Member No. 5 of Vendors by Demand Draft bearing no. 034111 dated 02.05.2025 of HDFC Bank, Margao Branch;
- b. a sum of Rs. 1,44,000/- (Rupees One Lakh Forty Four Thousand Only) deducted from the total consideration and paid towards TDS vide Challan No. 20765 dated 02.05.2025 on behalf of the VENDOR No. 5 and 6 as is required under Section 194/1A of the Income Tax Act.

IV. a sum of Rs. 1,44,00,000/- to the Member nos. 7 and 8 of the VENDORS in the following manner:

- a. a sum of Rs. 1,42,56,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Six Thousand Only) in favour of Member No.

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujat Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhakar Desai)



7 of Vendors by Demand Draft bearing no. 034114 dated 02.05.2025 of HDFC Bank, Margao Branch;

b. a sum of Rs. 1,44,000/- (Rupees One Lakh Forty Four Thousand Only) deducted from the total consideration and paid towards TDS vide Challan No. 20764 dated 02.05.2025 on behalf of the VENDOR No. 7 and 8 as is required under Section 194/1A of the Income Tax Act.

V. a sum of Rs. 1,44,00,000/- to the Member nos. 9, 10, 11 and 12 of the VENDORS in the following manner:

a. a sum of Rs. 1,42,56,000/- (Rupees One Crore Forty-Two Lakhs Fifty-Six Thousand Only) in favour of Member No. 9 of Vendors by Demand Draft bearing no. 034110 dated 02.05.2025 of HDFC Bank, Margao Branch;

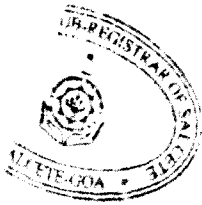
b. a sum of Rs. 1,44,000/- (Rupees One Lakh Forty Four Thousand Only) deducted from the total consideration and paid towards 1% TDS vide Challan No. 20763 dated 02.05.2025 on behalf of the VENDOR No. 9, 10, 11 and 12 as is required under Section 194/1A of the Income Tax Act.

The receipt of the said entire consideration of Rs.7,20,00,000/-, the VENDORS and each of them doth hereby acknowledge to have received in full in the manner afore stated and discharge the PURCHASER of the same and every part thereof.

3. The VENDORS have today at the time of execution of

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Desai)



this deed have delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" unto the PURCHASER and the PURCHASER shall henceforth be entitled to possess and use the same in the manner it wish to.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any use as deemed fit and permissible.
5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER and or its successor and or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER and or its successor and or nominee/s and placing the PURCHASER, and or its successor and or

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)



nominee/s in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

6. The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.
7. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.
8. From today, the PURCHASER becomes the absolute owner of the SAID PROPERTY and everything standing therein and all the right, title interest of the VENDORS stands released and transferred in favour of the PURCHASER.
9. The VENDORS hereby communicate their no objection for carrying out mutation in respect of the SAID PROPERTY under Survey No. 41/4-T of Aquem Village thereby including the name of the PURCHASER herein

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

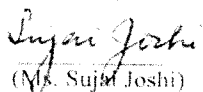
(Ms. Sajai Joshi) (Ms. Monica Joshi) (Mr. Vikram Ramesh Desai)

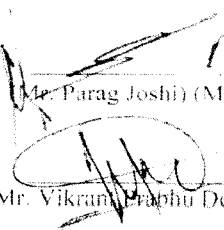
as the exclusive occupant thereof after deleting the name of the VENDORS.

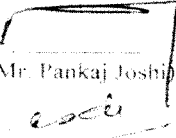


10. The VENDORS declare and guarantee that the SAID PROPERTY is free from all encumbrances from all its side and the location and dimensions of the SAID PROPERTY as shown in the Plan annexed hereto completely tallies as to loco.
11. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.
12. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature including any claim from the predecessor in title of the VENDORS, by virtue of inheritance, operation of law, agreement, understanding or any other mode of whatsoever nature or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS shall be jointly and severally and fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID


(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)


(Ms. Sujat Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)







PROPERTY and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.



13. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS jointly and severally, hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

14. The VENDORS declare that this deed violates no provisions of Foreign Exchange Management Act and in case any time in future any violation becomes known, the VENDORS shall be responsible and accountable for the same and to indemnify the PURCHASER against any cost, fees, losses, damages, suit, and proceedings arising therefrom.

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. V. Pradip Desai)

15. For the purpose of stamp duty the present deed is valued at Rs. 7,20,00,000/- (Rupees Seven Crores Twenty Lakhs only) which is its fair market value and accordingly the applicable stamp duty of Rs. 43,20,000/- and Registration fee of Rs. 21,60,000/- is paid herewith under said market value.



SCHEDULE I

(Of the Said Bigger Property)

All that property known as known as **COTACA** or **COTACA MOLA (fourth lot)** admeasuring 24,660.00 Sq. Meters. described in the Land Registration Office of Salcete under **Description No. 41177 at folio 163 of Book No. B-106 of New series** corresponding to 1/132 of the property enrolled under Matriz No. 16 and which in turn is fourth lot out of ten of the property known as CHAO DE COTACO described under Description No. 14363 at folio 27 of Book No. B-37 of New series.

SCHEDULE II

(Said Western Portion)

All that western portion of the Said Bigger Property bifurcated into four Lotes or Plots admeasuring together an area of 11467.00 sq. meters surveyed Under Survey No. 41/4 of village Aquem of Salcete Taluka.

SCHEDULE III

(of the Said Property hereby sold)

ALL THAT property of Triangular Shape known as "**COTTACA**

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujat Joshi) (Ms. Monica Joshi) (Mr. Vishnu Prabhut Desai)



MOROD” admeasuring an area of **3,748.00 sq. meters** or thereabout, forming an independent and separate property in itself, surveyed under **Survey No. 41/4-T of Village Aquem**, within the limits of village Panchayat of Aquem-Baixo, Taluka and Sub-District of Salcete, District of South Goa, **erstwhile designated as Plot I or Lote I** and erstwhile formed part of the Said Western Portion of land admeasuring 11,467.00 Sq. Meters as described in Schedule II above, which Western Portion formed the Western half of the Said Bigger Property known as **COTACA or COTACA MOLA (fourth lot)** as described under SCHEDULE No. I admeasuring 24,660.00 Sq. Meters, described in the Land Registration Office of Salcete under **Description No. 41177 at folio 163 of Book No. B-106 of New series** corresponding to 1/132 of the property enrolled under Matriz No. 16 and which in turn is fourth lot out of ten of the property known as CHAO DE COTACO described under Description No. 14363 at folio 27 of Book No. B-37 of New series, and the Said Property is bounded as under:

North-East: By property under Survey No. 41/3, 41/5-A, 41/6, 41/7 & 41/8 of Village Aquem;

West: By Public Road leading from Margao Rawanfond to Mandpa;

South: By property under Survey No. 41/4-Q of Village Aquem.

The Said Property is delineated in red on the survey plan annexed herewith.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.

(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram) (Mr. Prabhu Desai)

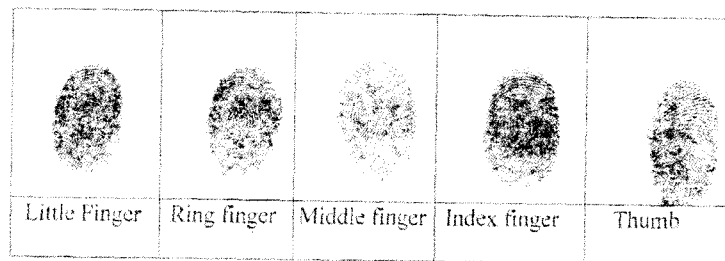
**SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED VENDORS**

1. SHRI. PARESH VASANT JOSHI and SMT.
LALITA PARESH JOSHI, Member No. 1 and 2 of
the VENDORS through their Attorney Mr. Vibhav
Paresh Joshi

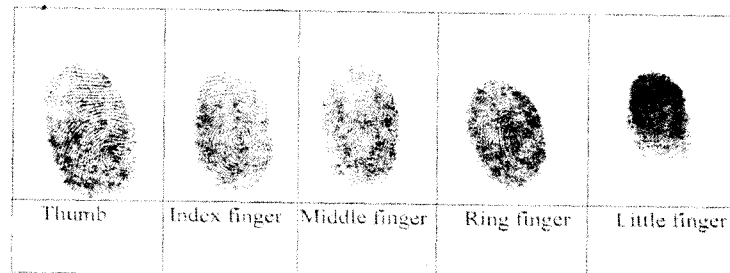


Vibhav

MR. VIBHAV PARESH JOSHI



Left Hand Finger Print Impression of Mr. Vibhav Paresh Joshi

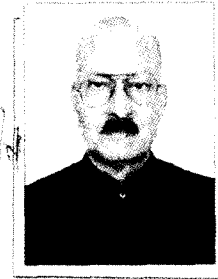


Right Hand Finger Print Impression of Mr. Vibhav Paresh Joshi

Vibhav *Prashant* *Parag* *Pankaj*
(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

Sujai *Monica* *Vikram* *Prabhu*
(Mr. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)

2. SHRI PRASHANT VASANT JOSHI Member No. 3
of the VENDORS for self and as Attorney for
Member No. 4 of the VENDORS Smt. SUJATA
PRASHANT JOSHI

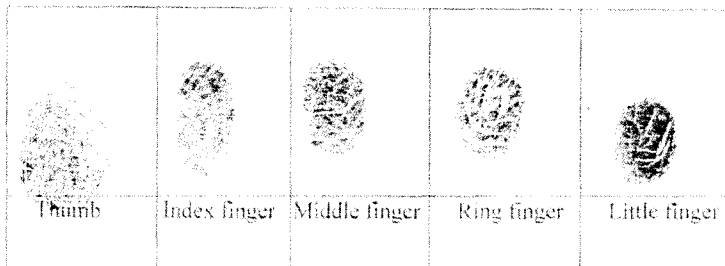


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SHRI PRASHANT VASANT JOSHI



Left Hand Finger Print Impression of Shri Prashant Vasant Joshi



Right Hand Finger Print Impression of Shri Prashant Vasant Joshi

[Signatures]
(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

[Signatures]
(Ms. Sujata Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)

3. SHRI PARAG VASANT JOSHI Member No. 5 of the VENDORS for self and as Attorney for Member No. 6 of the VENDORS Smt. VAISHALI PARAG JOSHI



[Handwritten signature of Shri Parag Vasant Joshi]



SHRI PARAG VASANT JOSHI

Little Finger	Ring finger	Middle finger	Index finger	Thumb

Left Hand Finger Print Impression of Shri Parag Vasant Joshi

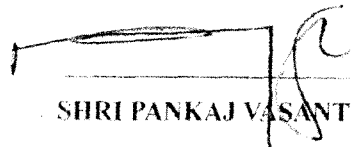
Thumb	Index finger	Middle finger	Ring finger	Little finger

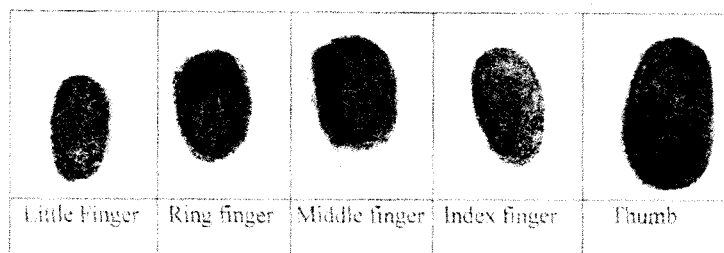
Right Hand Finger Print Impression of Shri Parag Vasant Joshi

[Handwritten signatures of other vendors]
 (Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)
[Handwritten signatures of other vendors]
 (Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Pradhu Desai)

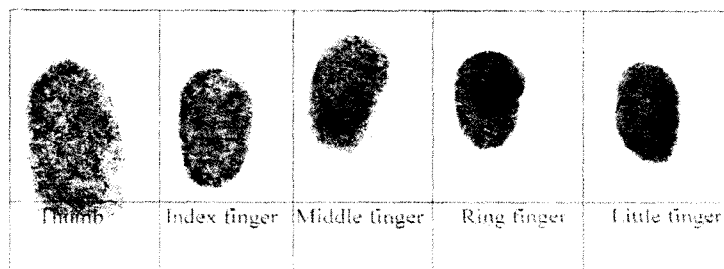
4. SHRI PANKAJ VASANT JOSHI Member No. 7 of
the VENDORS.




SHRI PANKAJ VASANT JOSHI

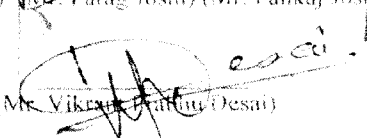


Left Hand Finger Print Impression of Shri Pankaj Vasant Joshi



Right Hand Finger Print Impression of Shri Pankaj Vasant Joshi

   
(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

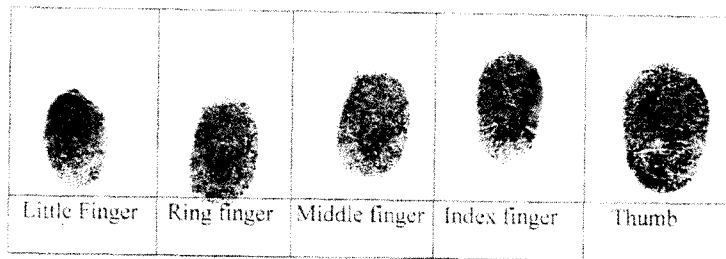
  
(Ms. Sujai Joshi) (Ms. Monica Joshi) (Mr. Vikram Pralhad Desai)

5. SMT. SUJAI PANKAJ JOSHI Member No. 8 of the VENDORS.

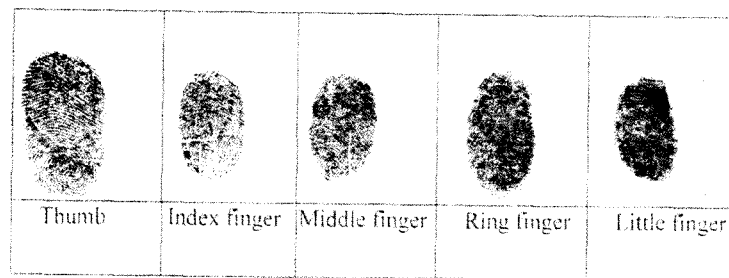


Sujai Joshi

SMT. SUJAI PANKAJ JOSHI



Left Hand Finger Print Impression of Smt. Sujai Pankaj Joshi



Right Hand Finger Print Impression of Smt. Sujai Pankaj Joshi

(Mr. Vibhav Joshi)
 (Mr. Prashant Joshi)
 (Mr. Parag Joshi)
 (Mr. Pankaj Joshi)

(Ms. Sujai Joshi)
 (Ms. Monica Joshi)
 (Mr. Vikram Rajbhar Desai)

6. SMT. MONICA PUSHKAR JOSHI Member No. 9
of the VENDORS for self and as Attorney for
Member No. 10, 11 and 12 of the VENDORS



[Handwritten signature]



SMT. MONICA PUSHKAR JOSHI

Little Finger	Ring finger	Middle finger	Index finger	Thumb

Left Hand Finger Print Impression of Smt. Monica Pushkar Joshi

Thumb	Index finger	Middle finger	Ring finger	Little finger

Right Hand Finger Print Impression of Smt. Monica Pushkar Joshi

[Handwritten signatures]
 (Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)
[Handwritten signatures]
 (Ms. Sushma Joshi) (Ms. Monica Joshi) (Mr. Vikram Prabhu Desai)

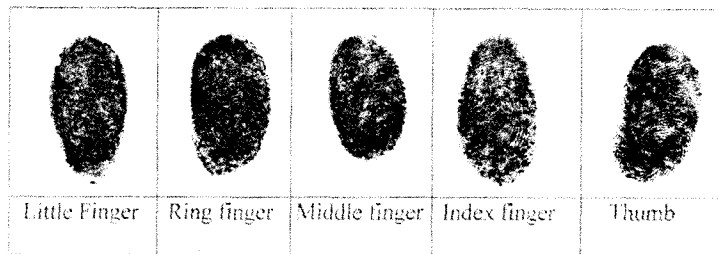
SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED PURCHASER KAYJI REAL ESTATE PVT. LTD.,
THROUGH ITS AUTHORISED SIGNATORY MR. VIKRANT
PRABHU DESAI.



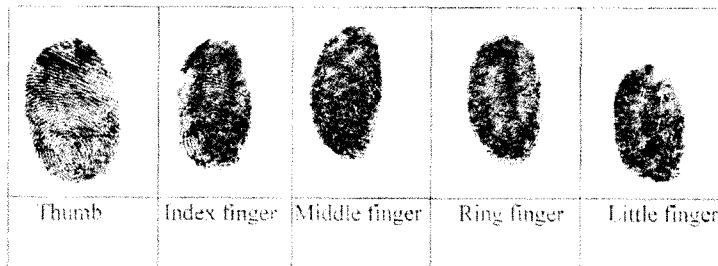
[Handwritten signature of Mr. Vikrant Prabhu Desai]



MR. VIKRANT PRABHU DESAI



Left Hand Finger Print Impression of Mr. Vikrant Prabhu Desai



Right Hand Finger Print Impression of Mr. Vikrant Prabhu Desai

[Handwritten signatures of witnesses]
(Mr. Vibhav Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)
[Handwritten signatures of witnesses]
(Ms. Sufai Joshi) (Ms. Monica Joshi) (Mr. Vikrant Prabhu Desai)

WITNESSES

1. Name: Premanand D. Velip
Address: Villian Sanguem Goa

Signature: [Signature]

2. Name: Rajendra Babu Betodkare
Address: Panchwardi, Ponda Goa

Signature: [Signature]



[Handwritten signatures and initials]

(Mr. Vibhavi Joshi) (Mr. Prashant Joshi) (Mr. Parag Joshi) (Mr. Pankaj Joshi)

(Ms. Sujar Joshi) (Ms. Monica Joshi) (Mr. Vikram Prashant Desai)

Plan showing property under Survey No. 41/4-T of
Village Aquem, huchy Sold



Government of Goa

Directorate of Settlement and Land records

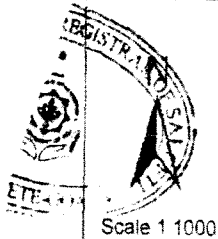
Plan

Taluka / Village Name : SALCETE / Aquem

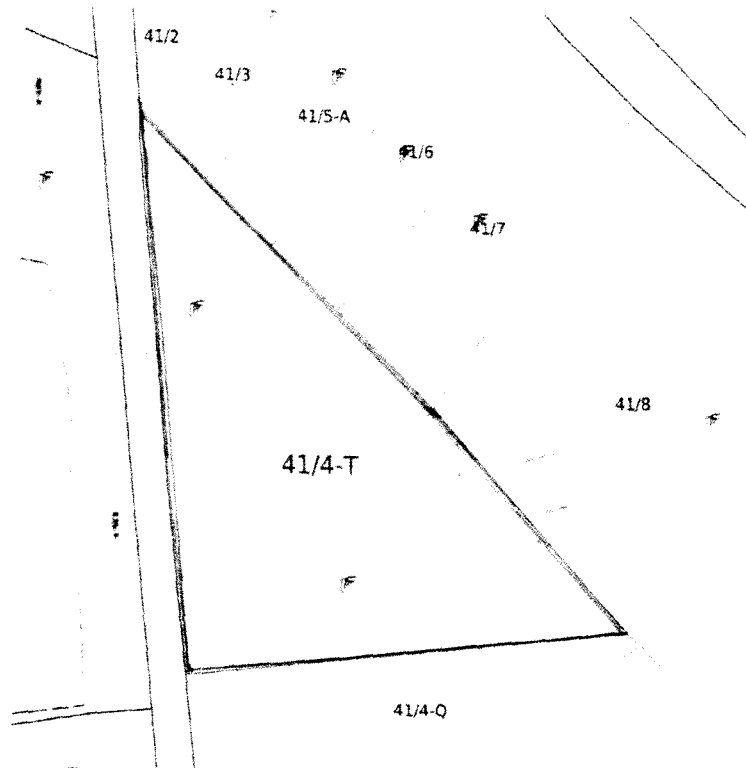
Survey / Subdiv No. : 41/4-T

Appin date 20-08-2024

Ref. No. :2655



Scale 1 1000



[Handwritten signatures and stamps]

Report Generated By: Divya Dilip Kerkar

Print Size : A4

This record is computer generated on 20/08/2024 16:25:23 as per Online Ref No 2655. This record is valid without any signature as per Govt of Goa.
Notification No. 26/12/2016 RD/REGD/LL/1200/2016



Government of Goa

Document Registration Summary 2

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

Print Date & Time - 07-May-2025 12:03:56 pm

Document Serial Number :- 2025-MGO-2353

Presented at 12:03:41 pm on 07-May-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	4320000
2	Registration Fee	2160000
3	Mutation Fees	2000
4	Processing Fee	3540
Total		6485540

Stamp Duty Required : 4320000/-

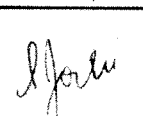
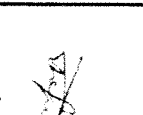
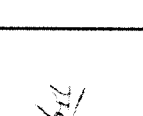
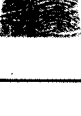
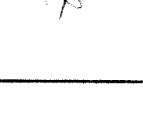
Stamp Duty Paid : 4320000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vikrant Shridhar Prabhu Desai, Authorised Representative Of Kayji Real Estate Pvt. Ltd. .Father Name Shridhar Prabhu Desai, Age: 61. Marital Status: .Gender:Male.Occupation: Service, Address1 - A-204, Tridentia Panache, Gogol Margao Salcete-Goa, Address2 - PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vibhav Paresh Joshi . Father Name:Paresh Vasant Joshi, Age: 37, Marital Status: .Gender:Male.Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa. PAN No.: , as Power Of Attorney Holder for Paresh Vasant Joshi			
2	Vibhav Paresh Joshi . Father Name:Paresh Vasant Joshi, Age: 37, Marital Status: .Gender:Male.Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa. PAN No.: , as Power Of Attorney Holder for Lalita Paresh Joshi			
3	Prashant Vasant Joshi . Father Name:Vasant Joshi, Age: 73 Marital Status: Married .Gender:Male.Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa. PAN No.:			
4	Prashant Vasant Joshi . Father Name:Vasant Joshi, Age: 73, Marital Status: .Gender:Male.Occupation: Business, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa. PAN No.: , as Power Of Attorney Holder for Sujata Prashant Joshi			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	Parag Vasant Joshi , Father Name:Vasant Joshi, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Business, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.:			
6	Parag Vasant Joshi , Father Name:Vasant Joshi, Age: 70, Marital Status: ,Gender:Male,Occupation: Business, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.: , as Power Of Attorney Holder for Vaishali Parag Joshi			
7	Pankaj Vasant Joshi , Father Name:Vasant Joshi, Age: 68, Marital Status: Married ,Gender:Male,Occupation: Business, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.:			
8	Sujai Pankaj Joshi , Father Name:Ganpat Naik, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Business, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.:			
9	Monica Pushkar Joshi , Father Name:Manohar Panandikar, Age: 59, Marital Status: Widow ,Gender:Female,Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.:			
10	Monica Pushkar Joshi , Father Name:Manohar Panandikar, Age: 59, Marital Status: ,Gender:Female,Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.: , as Power Of Attorney Holder for Neha Pushkar Joshi			
11	Monica Pushkar Joshi , Father Name:Manohar Panandikar, Age: 59, Marital Status: ,Gender:Female,Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.: , as Power Of Attorney Holder for Shivam Ramesh Naik			
12	Monica Pushkar Joshi , Father Name:Manohar Deshpande, Age: 59, Marital Status: ,Gender:Female,Occupation: Service, Anandi Swatantra Path, Vasco da Gama, Mormugao, Goa, PAN No.: , as Power Of Attorney Holder for Mihir Pushkar Joshi			
13	Vikrant Shridhar Prabhu Desai, Authorised Representative Of Kayji Real Estate Pvt. Ltd. , Father Name:Shridhar Prabhu Desai, Age: 61, Marital Status: ,Gender:Male,Occupation: Service, A-204, Tridentia Panache, Gogol Margao Salcete-Goa, PAN No.:			

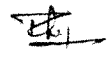
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rajendra Babi Betodkar, Age: 51, DOB: 1973-12-27 Mobile: 9881335527, Email: , Occupation: Service , Marital status : Married , Address 403706, Ponchavadi, Ponda, South Goa, Goa			

5/7/25, 12:04 PM

NGDRS - National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Premanand Dhanu Velip, Age: 37, DOB: 1987-05-11 Mobile: 9823968386, Email: , Occupation: Advocate, Marital status : Unmarried, Address: 403704, Viliena, Sanguem, South Goa, Goa			

Sub Registrar

Sub Registrar

Sub Registrar

Sub Registrar

Document Serial Number :- 2025-MGO-2353



Document Serial No:-2025-MGO-2353

Book :- 1 Document

Registration Number :- **MGO-1-2278-2025**

Date : 07-May-2025



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)
Civil Registrar
-Cum-
Sub Registrar
Salcete

**FORM I & XIV**

100020227461

Date : 29/04/2026

नमुना नं १ व १४

Page 1 of 2

Taluka SALCETE
तालुका
Village Aquem
गांव
Name of the Field Cottaca Morod
शेताचे नांव

Survey No. 41
सर्वे नंबर
Sub Div. No. 4-T
हिस्सा नंबर
Tenure 0
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.37.48	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.37.48

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.37.48

Remarks शेरा

as per order in case no. PISAL06-24-802/1727
dated 16/08/2024

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Kayji Real Estate Pvt. LTD		113669	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



FORM I & XIV

नमुना नं १ व १४

100020227461

Date : 29/04/2026

Page 2 of 2

Taluka SALCETE
तालुका
Village Aquem
गांव
Name of the Field Cottaca Morod
शेताचें नांव

Survey No. 41
सर्वे नंबर
Sub Div. No. 4-T
हिस्सा नंबर
Tenure 0
सत्ता प्रकार



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Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Aquem Village
Survey No.: 41, Subdivision No.: 4-T

Scale 1:1000

Reference No.: REV192480429



41/2

41/3

41/5-A

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41/4-T

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41/4-Q

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NOTE: PLAN TO BE PRINTED ON A4 SIZE