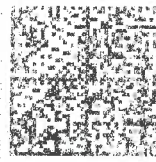
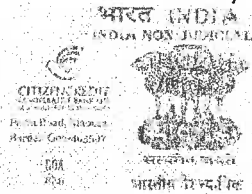


(Rupees Fourteen Lakhs Eighty Nine Thousand Five Hundred Only)

Phone No: 9820298021
Sold To/Issued To:
Shay & A LLP
For Whom/IS Proof:
Pancard



₹ 1489500/-
ONE FOUR EIGHT NINE HUNDRED ZERO

Other:
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3815345 36/02/03/2021-RH1

For CITIZEN CREDIT™
CO-OP BANK LTD

Asfomo
Authorised Signatory

Name of

Shay & A LLP



2022-02-2899

21/6/22

DEED OF SALE

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Anil Sundradas

Anil Sundradas

(Rupee Six Lakhs Seventy Thous and Five Hundred Only)

Phone No: 9820298021

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Shaay & A Realtors L

For Whom/ID Proof:

Pancard

MAHARASHTRA
INDIA NON-COMMERCIAL

CITIZEN CREDIT
CO-OP BANK LTD
Parra Road, 15, 401 002
Bardez-Goa-401 002



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For CITIZEN CREDIT™
CO-OP BANK LTD

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Authorised Signatory

Name of Purchaser SHAAY & A REALTORS LLP



THIS DEED OF SALE is made at Mapusa, Bardez, Goa, on
this 02nd day of June of the year 2022 (02/06/2022)

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BETWEEN

[1] **Mrs. AMRUTA D. NAIK**, daughter of Prabhakar Naik, wife of Mr. Durgaram S. Naik, aged 60 years, housewife (Pan Card No. _____)(Aadhar No. _____)

(Mobile No. _____) and her husband, [2] **Mr. DURGARAM S. NAIK**, son of Shankar Naik, aged 65 years, Advocate (Pan Card No. _____)(Aadhar No. _____)

(Mobile No. _____), both Indian Nationals, both permanent residents of House No. 23/91, Chidvilas Colony, Tambdi Mati, Taleigao, Goa, both hereinafter jointly referred to as the "**VENDORS**" (which expression shall, unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the First Part;

AND

[1] '**SHAY & A**' LLP, a Limited Liability Partnership duly registered, (PAN No. _____) with its registered office at 4th Floor, 21 Union Park, Khar West, Mumbai - 400052, hereinafter called the "**PURCHASER No. 1**" (which expression shall mean and include its Partners, administrators, representatives and assigns) **OF THE SECOND PART**, represented herein by its Designated Partner, **Mr. ANIL SUNDERDAS BHARWANI**, (PAN No. _____)(Aadhar No. _____)(Mob. No. _____)

(Mobile No. _____), son of Sunderdas Bharwani, aged: 53 years, Indian National, resident of Flat No. 42, Navpooja CHS, 11 A Perry Cross Road, Bandra (West), Mumbai-400050, duly authorized by a Resolution dt. 01/06/2022 taken in that behalf.

AND

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[2] 'SHAAY & A REALTORS' LLP, a Limited Liability Partnership duly registered, (PAN No.) with its registered office at 4th Floor, 21 Union Park, Khar West, Mumbai - 400052, hereinafter called the "PURCHASER No. 2" (which expression shall mean and include its Partners, administrators, representatives and assigns) OF THE THIRD PART, represented herein by its Designated Partner, Mr. ANIL SUNDERDAS BHARWANI, (PAN No.)(Aadhar No.)(Mob.), son of Sunderdas Bharwani, aged : 53 years, Indian National, resident of Flat No. 42, Navpooja CHS, 11 A Perry Cross Road, Bandra (West), Mumbai-400050, duly authorized by a Resolution dt. 01/06/2022 taken in that behalf.

A. WHEREAS there exists within limits of the Village Panchayat of Salvador do Mundo, Bardez, Goa, a property known as 'KORO' or 'CORO', presently surveyed under Sy. No. 171/1 of village Salvador-do-Mundo, admeasuring an area of 5650 sq. mts., situated at Paithona, which shall hereinafter be referred to as the "said property", which is more particularly described in Schedule-I hereunder written, and which is shown delineated in red colour on the survey plan and Form I and XIV of the said property, both annexed hereto and forming part of this deed for all purposes.

B. AND WHEREAS the said property originally belonged to Claudio Tome Rodrigues and his wife, Mrs. Maria Joaquina Henriqueta de Lima Rodrigues alias Maria Joaquina Santana de Lima alias Maria Joaquina Henriqueta de Lima Rodrigues alias Henriqueta Maria Joaquina de Lima.


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C. AND WHEREAS upon the death of the said Mrs. Maria Joaquina Henriqueta de Lima Rodrigues alias Maria Joaquina Santana de Lima, alias Maria Joaquina Henriqueta de Lima Rodrigues alias Henriqueta Maria Joaquina de Lima, a Deed of Succession, Partition, Agreement and Gift (Escritura de Habilitacao, Partilha, Acorda and Doacao) came to be executed on 22nd November 1961 by and between the said Claudio Tome Rodrigues alias Claudio Tome D'Assis Mariano Santana da Piedade Rodrigues, widower, as party of the first part, and Antonio Pedro Sebastiao Teotonio Gabriel Rodrigues, and his wife, Maria Vitoria de Prudencia Vas as parties of the second part, Alvinho Placido Rodrigues and his wife, Mrs. Joyce Victoria De Souza e Rodrigues as parties of the third part, Ms. Almira Filomena de Lima Rodrigues as party of the fourth part and, as party of fifth part, Fr. Antonio Francisco Xavier Rodrigues.

D. AND WHEREAS in terms of the said Deed of Succession, Partition, Agreement and Gift, the undivided right, title and interest in the many properties belonging to the said Claudino Tome Rodrigues and said deceased Mrs. Maria Joaquina Henriqueta de Lima Rodrigues alias Maria Joaquina Santana de Lima, alias Maria Joaquina Henriqueta de Lima Rodrigues alias Henriqueta Maria Joaquina de Lima, who had expired intestate, were allotted, partitioned and gifted as mentioned therein.

E. AND WHEREAS by virtue of the said Deed, inter alia, the said property came to be allotted jointly to the two sons of the said Claudio Tome Rodrigues and their respective wives, namely Alvinho Placido Rodrigues, and his wife, Mrs. Joyce Victoria de Souza e

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Rodrigues and Antonio Pedro Sebastiao Teotonio Gabriel Rodrigues, and his wife, Maria Vitoria de Prudencia Vas.

F. AND WHEREAS in terms of an Instrument of Exchange dt. 01/06/1970, duly registered with Sub-Registrar of Ilhas, under No. 389 at pages 153 to 164 of Book No. I, Vol. 47, on 16/07/1970, executed by the said two brothers, said Alvinho Placido Rodrigues and said Antonio Pedro Sebastiao Teotonio Gabriel Rodrigues, alongwith their respective wives, the said property, inter alia, came to be exclusively allotted to said Alvinho Placido Rodrigues and his wife, Mrs. Joyce Victoria de Souza e Rodrigues, who thus became its exclusive owners in possession thereof.

G. AND WHEREAS the said Mrs. Joyce Victoria de Souza e Rodrigues, wife of the said Alvinho Placido Rodrigues expired at Mumbai, on 21/05/2005, whereupon a Deed of Succession was drawn up on 13/02/2006 before the Notary-Ex-Officio of Bardez, at Mapusa, in the Notary Book of Deeds bearing No. 810, pages 4 to 5r dated 13/02/2006, and it was confirmed that the widower, said Alvinho Placido Rodrigues and his two sons, Philip Claude Tome Rodrigues and Patrick Joseph Rodrigues, both bachelors, had succeeded to the estate of the said deceased Mrs. Joyce Victoria de Souza e Rodrigues.

H. AND WHEREAS the said Alvinho Placido Rodrigues and his two bachelor sons, Philip Claude Tome Rodrigues and Patrick Joseph Rodrigues, thus, became the owners in possession of the said property.

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I. AND WHEREAS under Sale Deed dated 21/02/2006, duly registered in the office of the Sub Registrar of Bardez at Mapusa, Goa, under no 1144, at pages 299 to 316 of Book No. I Volume No 1554, dated 22-02-2006, the said Alvinho Placido Rodrigues and his two sons, Philip Claude Tome Rodrigues and Patrick Joseph Rodrigues, sold the said property to one Umesh Ladu Naik.

J. AND WHEREAS under a Deed of Sale dt. 06/09/2006, duly registered in the office of the Sub Registrar of Bardez at Mapusa, Goa, under no. 4756 at pages 93 to 107 of Book No. I, Vol. 1807, dated 12/09/2006, the said property was sold by said Umesh Ladu Naik and his wife, Smt. Sumitra Umesh Naik, to the VENDOR No. 1 herein, and wherein the said Smt. Sumitra Umesh Naik was represented by her husband, the said Umesh Ladu Naik by virtue of a Power of Attorney dt. 04/09/2006 executed before Notary Public D. S Naik under No. 157/06 dt. 04/09/2006 at Panaji, Goa.

K. AND WHEREAS upon the said purchase, the VENDORS, who are married under Regime of Communion of Assets, became the joint owners of the said property.

L. AND WHEREAS the name of the VENDOR No. 1 is duly reflected in the 'Occupant's Column' of Survey Form I and XIV, a copy whereof is annexed hereto, and shall form part of this Deed for all purposes.

M. AND WHEREAS the VENDORS have assured the PURCHASERS that the said property is free from all encumbrances and/or defects in title and that the

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Anil Sundar Das

VENDORS have an absolutely clear and marketable title to the said property, which is in their exclusive possession since its purchase, and the VENDORS have offered to the said property for sale, and based on the said representations of the VENDORS, and the PURCHASER has agreed to purchase the said property from the VENDORS, free from all encumbrances and/or defects in title, at or for a total consideration of Rs. 4,80,00,000/- (Rupees Four Crores Eighty Lakhs only).

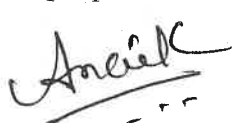
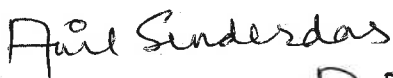
N. AND WHEREAS the PURCHASER, in course of the scrutiny of title, published a notice in the two dailies, "Navhind Times" and "O Herald" on 13/03/2022, calling for objections / claims, however, no objections / claims were received from any person / entity concerning the said property.

O. AND WHEREAS the PURCHASERS have verified the title documents furnished by the VENDORS in respect of the said property, and being satisfied with the same, have agreed to purchase the same.

P. AND WHEREAS the VENDORS have accordingly agreed to sell, transfer and convey the said property, and the PURCHASERS have agreed to purchase the said property, on terms as reflected and recorded in the present Deed of Sale in furtherance to their mutual understanding :

NOW THIS DEED OF SALE WITNESSES AS UNDER :

1. The parties hereto agree that the above recitals form part and parcel of this Deed of Sale for all intents and purposes.

2. That the VENDORS do hereby sell and the PURCHASERS do hereby jointly purchase the Said Property known as 'KORO' or 'CORO', presently surveyed under Sy. No. 171/1 of village Salvador-do-Mundo, admeasuring an area of 5650 sq. mts., as more particularly described in Schedule I hereunder written, at or for the total consideration of Rs. 4,80,00,000/- (Rupees Four Crores Eighty Lakhs only) which the PURCHASERS have paid to the VENDORS in full, after deduction of TDS, the PURCHASER No. 1 having paid the VENDOR No. 1 the amount of Rs. 35,00,000/- (Rupees Thirty-Five Lakhs only) vide Cheque No. 003901, Dt. 15/11/2021 drawn on Bank of Baroda Hill Road Bandra (W) Branch, Mumbai and Cheque bearing No. 000005, dated 02/06/2022 for Rs.1,28,84,500/- (Rupees One Crore Twenty-Eight lakh Eighty-Four Thousand Five Hundred only) drawn by PURCHASER No. 1 on Bank of Baroda Hill Road Bandra (W) Branch, Mumbai in favour of VENDOR No. 1, after tax deduction of Rs.1,65,500/- (Rupees One Lakh Sixty-five Thousand Five Hundred only) and PURCHASER No. 1 having paid VENDOR No. 2 Rs.1,63,84,500/- (Rupees One Crore Sixty-Three Lakhs Eighty-four Thousand and five hundred only) vide A/c Payee Cheque bearing No. 000006, dated 02/06/2022 drawn on Bank of Baroda Hill Road Bandra (W) Branch, Mumbai, after tax deduction of Rs.1,65,500/- (Rupees One Lakh Sixty-five Thousand Five Hundred only), and the PURCHASER No. 2 having paid unto the VENDOR No. 1 the amount of Rs. 73,75,500/- (Rupees Seventy-Three Lakhs Seventy-Five Thousand Five Hundred only) vide A/c Payee cheque bearing No. 000001, dated 02/06/2022, after tax deduction of Rs. 74,500/- (Rupees Seventy Four Thousand Five hundred only), and the

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PURCHASER No. 2 having paid unto the VENDOR No. 2 the amount of Rs. 73,75,500/- (Rupees Seventy-Three Lakhs Seventy-Five Thousand Five Hundred only) vide A/c Payee cheque bearing No. 000004, dated 02/06/2022, after tax deduction of Rs. 74,500/- (Rupees Seventy Four Thousand Five hundred only) both Cheques drawn on the Bank of Baroda Hill Road Bandra (W) Branch, Mumbai, , the receipt which the VENDORS do hereby acknowledge of having received and hereby discharge both the PURCHASERS from payment thereof. The total consideration of Rs. 4,80,00,000/- (Rupees Four Crores Eighty Lakhs only) is the present, correct market value of the Said Property, (the receipt of which the VENDORS do hereby admit and acknowledge) AND the VENDORS on having received the entire consideration Rs. 4,80,00,000/- (Rupees Four Crores Eighty Lakhs only) from the PURCHASERS, do hereby convey, transfer and assign unto and to the use of the PURCHASERS, all that said property known as 'KORO' or 'CORO', presently surveyed under Sy. No. 171/1 of village Salvador-do-Mundo, admeasuring an area of 5650 sq. mts., which is more particularly described in the SCHEDULE I hereunder written, and delineated in red colour boundary lines in the plan annexed hereto, together with all trees, fences, liberties, rights, privileges, easements and appurtenances whatsoever in the Said Property hereby conveyed AND the estate, rights, title, interest therein, with all the benefits advantages, concessions, licenses, hereditaments, equities, claims, privileges and demand whatsoever, at law, of the VENDORS in and to the Said Property hereby conveyed unto and to the use of the PURCHASERS forever.

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3. AND THE VENDORS do hereby covenant and declare for themselves, their heirs, executors, representatives and assigns that the VENDORS have good right to convey the Said Property hereby conveyed unto the PURCHASERS AND THAT it shall be lawful for the PURCHASERS from time to time and at all time, hereafter peaceably to hold, possess and enjoy the Said Property hereby conveyed with all appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claims or demand whatsoever from, or by the VENDORS and from any other person or persons, lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrance whatsoever either already or hereafter had, made, executed, occasioned or suffered by the VENDORS or any other person or persons, lawfully or equitably claiming any right, estate, title or interest at law or in equity in the Said Property hereby conveyed or any part thereof under or in trust from the VENDORS.

4. That the actual peaceful, physical vacant possession of the Said Property has been delivered by the VENDORS to the PURCHASERS.

5. That the VENDORS hereby confirm, admit and acknowledge that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Property, hereby sold, and the same has become the absolute and exclusive property of the

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Pril Sundaradas

PURCHASERS and PURCHASERS shall be at liberty to deal with the same in the manner it likes and free to partition, use, construct thereon, develop, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it deems fit, without any interference, hindrance, demand, objection, claim or interruption by the VENDORS or any person(s) claiming under or through the VENDORS or in trust for them.

6. That the VENDORS hereby assure to the PURCHASERS that they have neither done, nor been party to any act whereby their rights and title to the Said Property, in any way is, or been impaired or whereby they may be prevented from transferring the Said Property to the PURCHASERS.

7. The VENDORS declare that no notice under The Land Acquisition Act, The Town and Country Planning Act or any other Act or any Court Order has been issued against, received by or served upon it in respect of the Said Property and the VENDORS do hereby agree to inform immediately the PURCHASERS, in case such notice is received by them in the future.

8. That the VENDORS hereby further assure, represent and covenant with the PURCHASERS as follows :-

a) That the Said Property is free from all liens, mortgages, charges, claims and encumbrances and *lis-pendens* and there are no notices of attachments, acquisition or requisition or any other notices thereto, relating to the Said Property.

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- b) That the said property hereby sold and conveyed, and the possession whereof is today delivered to the PURCHASERS, is of the complete and absolute ownership of the VENDORS, and is not subject to any tenancy or mundkarial rights or other charges, rights of whatsoever nature, easements or rights in the nature of easements or any other claims whatsoever.
- c) That the VENDORS have a good, clear and marketable title to the Said Property and no one other than the VENDORS have any interest, right or title thereto.
- c) That there are no outstanding government dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Said Property.
- d) That the VENDORS have not entered into any Agreement or Transaction with any other person(s) for the sale, gift, mortgage, lease or transfer of the Said Property.
- e) That the VENDORS have not granted any right, license or created any other rights, in favour of, any person/entity, in and over, or in respect of the said property.
- f) That there is no legal impediment or bar whereby the VENDORS can be / are prevented from selling, transferring and vesting the absolute title in the Said Property, in favour of the PURCHASERS.

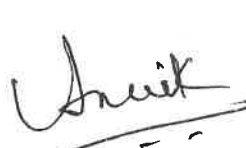
- g) That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by

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the PURCHASERS peacefully and quietly without any claim or demand whatsoever from the VENDORS or any other person whomsoever.

9. That the VENDORS assure the PURCHASERS that the Said Property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the Said Property is ever taken away or goes out from the possession of the PURCHASERS on account of any legal defect in the ownership and title of the VENDORS then the VENDORS shall be liable and responsible to indemnify and to make good the loss suffered by the PURCHASERS and keep the PURCHASERS fully saved, harmless and indemnified against all such losses and damages suffered by the PURCHASERS.

10. That the PURCHASERS shall be at liberty to get the Said Property mutated in their respective own names in the Revenue Records and other concerned authorities and the VENDORS hereby give their no objection to the PURCHASERS to get included their names in the record of right Survey Form I & XIV of property bearing survey No. 171/1 of village Salvador-do-Mundo, Bardez-Goa pertaining to the Said Property and further the VENDORS shall provide all


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Property and further the VENDORS shall provide all assistance required by the PURCHASERS to get the Said Property mutated in its own name.

11. That the VENDORS agree and undertake to sign and execute any and all documents required for effective transfer of ownership, title of the Said Property in favour of the PURCHASERS so as to give full and proper effect to the sale.

12. The VENDORS have today put the PURCHASERS in unconditional, exclusive and absolute possession of the SAID PROPERTY, to be held by the PURCHASERS forever without any harm and/or hindrance from the VENDORS and/or any person claiming through and/or on account of the VENDORS, and the VENDORS do hereby indemnify the PURCHASERS against all/any such claims of heir-ship or otherwise, if made, shall be settled by the VENDORS alone, at their cost, without disturbing the possession of the PURCHASERS.

13. That the VENDORS shall and will, from time to time, and at all times hereafter, at the request and cost of the PURCHASERS, whenever required, sign such further documents or papers in respect of the said property, for the purpose of having the ownership and possession thereof recorded in the name of the PURCHASERS in all government records including the Land Registration Office, Revenue Office, Record of Rights, etc.

14. That all the expenses of this Sale Deed viz. stamp duty, registration charges etc., have been borne and paid by the PURCHASERS jointly. The PURCHASERS shall have the right to collect the


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original Sale Deed from the office of the Sub-Registrar.

15. The market value of the Said Property is Rs. 4,80,00,000/- (Rupees Four Crores Eighty Lakhs only) and hence the total stamp duty @ 4.5 % payable by the PURCHASERS is Rs. 21,60,000/- (Rupees Twenty-one Lakhs Sixty Thousand only) and Rs. 14,89,500/- corresponding to 3900 sq.mts. is paid by PURCHASER No. 1 while sum of Rs. 6,70,500/- is paid by PURCHASER No. 2 for the remainder. Accordingly, Stamp Duty Franking has been done through the 'Citizen Credit Coop. Bank Ltd.'-Mapusa Branch, duly authorized.

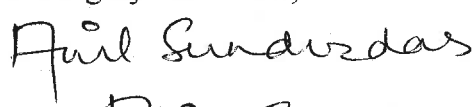
SCHEDULE - I

(Description of the "Said Property" hereby conveyed)

ALL THAT SAID PROPERTY known as 'KORO' or 'CORO', admeasuring an area of 5650 sq.mts., situated at Paithona, within jurisdiction of V.P Salvador do Mundo, bearing Land Registration No. 4467 at pages 12 R of Book G-14 and enrolled under No. 163 of First Circumscription, bearing recent Sy. No. 171/1 of Village Salvador do Mundo, and which is bounded as under :

On the NORTH : by properties bearing Sy.No. 168/12
& 170/21-A

On the SOUTH : by property bearing Sy.No. 171/2;


On the WEST : by the Public Road;

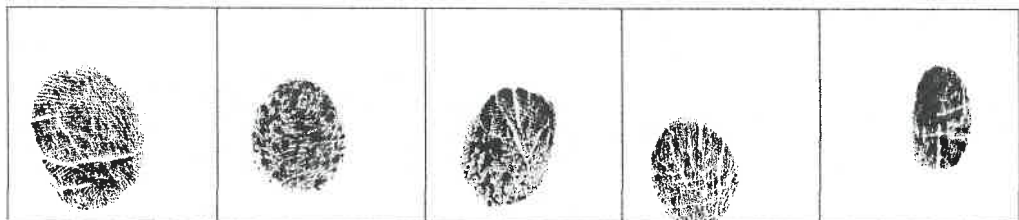
IN WITNESS WHEREOF the parties hereto have set their hands on the day, month and year first hereinabove mentioned.

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THUMB

RIGHT HAND



THUMB

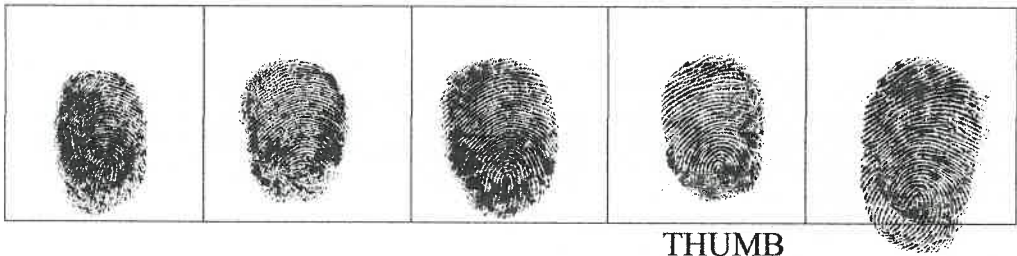
Pril Sundar Das

Haril Sundar Das

SIGNED, SEALED AND DELIVERED]
BY THE VENDOR No. 2, Mr. DURGARAM]
S. NAIK]



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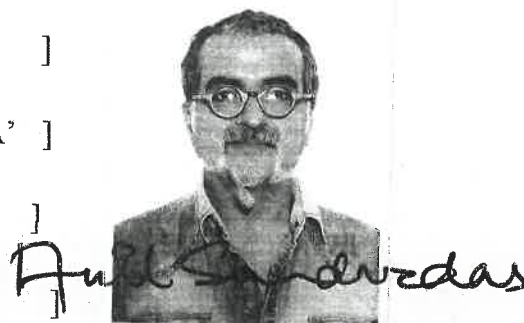
Unait *97* *Amil Sundar Das*
Amil Sundar Das

SIGNED, SEALED AND DELIVERED]

BY THE PURCHASER No. 1, 'SHAAY & A']

LLP, through its Designated Partner

Mr. ANIL S. BHARWANI



For SHAY & A LLP

LEFT HAND

Designated Partner



THUMB

RIGHT HAND



THUMB



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Anil Sundar Das

SIGNED, SEALED AND DELIVERED]
BY THE PURCHASER No. 2, 'SHAAY &]
A REALTORS' LLP, through its]
Designated Partner
Mr. ANIL S. BHARWANI



Anil Sundar Das

For SHAAY & A REALTORS LLP

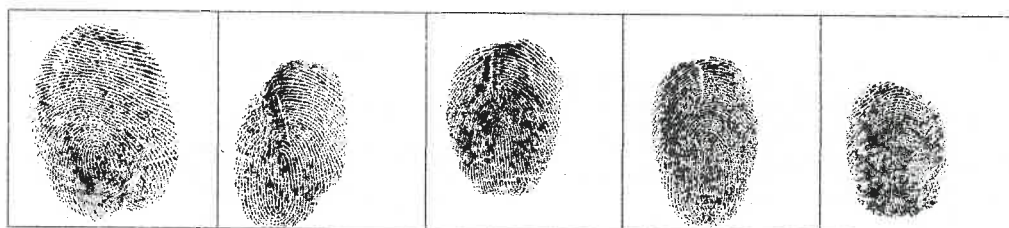
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Designated Partner

THUMB

RIGHT HAND



THUMB

IN THE PRESENCE OF WITNESSES :

- 1) Mr. Ayubkan Mehaboob Mulla
Son of: Mehaboob Mulla
Occupation: Private Service
Age: 31 years
Aadhaar No.: 3260 5532 0677
Phone No. : 8788647323
Address: H. No. 121/B/3, Sonar Bhat,
Verem, Reis Magos, Betim,
Bardez, Goa.

Ayubkan Mehaboob Mulla

- (2) MR. PRAKASH BABLO WADJI
Son of: Bablo Wadji
Occupation: Business
Age: 65 years
Aadhaar No.: 8834 9430 5909
Phone No. : 9822102346
Address : H. No. 300, St. Inez, Panaji, Goa

Prakash Bablo Wadji

Anil

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Anil Sundar Das
Anil Sundar Das





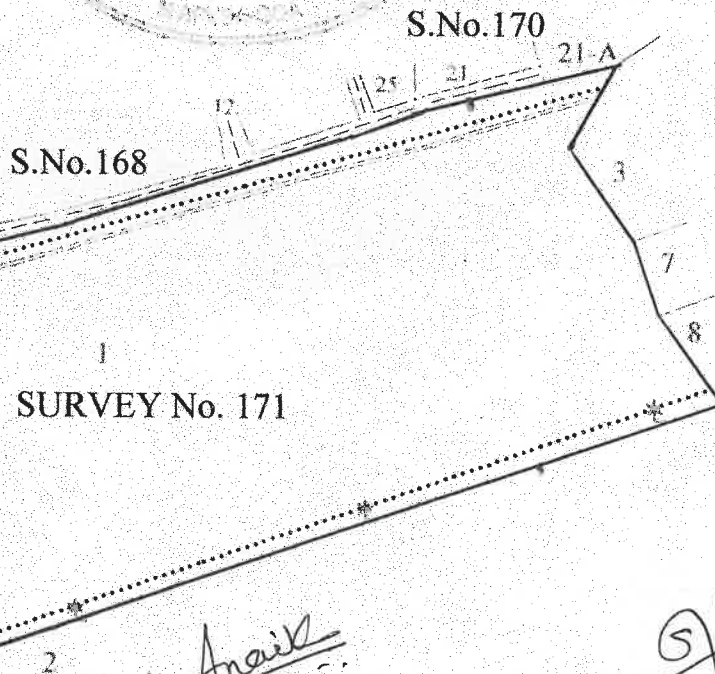
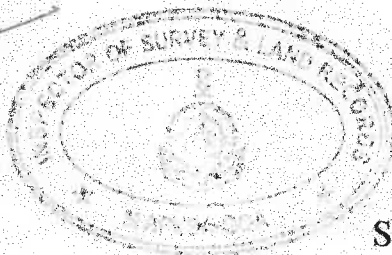
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 121-26309



Plan Showing plots situated at
Village : SALVADOR DO MUNDO
Taluka : BARDEZ
Survey No./Subdivision No. : 171/ 1
Scale : 1 : 1000

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Anail
VENDOR No 1
Anil Sundaridas
PURCHASER No 1

97
VENDOR No 2
Anil Sundaridas
PURCHASER No 2

Generated By : Swetal Narvekar (F.S)
On : 08-10-2021

Compared By:

JSR



FORM I & XIV
नमुना नं १ व १४

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Date : 02/06/2022

Page 1 of 2

Taluka BARDEZ
तालुका
Village Salvador-do-Mundo
गांव
Name of the Field Koro
शेताचें नांव

Survey No. 171
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
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
0000.00.00	0000.00.00	0000.56.50	0000.00.00	0000.00.00	0000.00.00	0000.56.50

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

Pot-Kharab पोट खराब

Remarks शेरा

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	0000.56.50

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	Amruta D. Naik		48382	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator बागायत करणाऱ्याचे 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 inquiries, please contact the Mamlatdar of the concerned Taluka.

Amrit
9/1
Amrit Sundar Das
Amrit Sundar Das



FORM I & XIV

100015096315

Date : 02/06/2022

नसुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Salvador-do-Mundo
गांव
Name of the Field Koro
शेताचें नांव

Survey No. 171
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

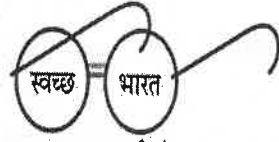


The record is computer generated on 02/06/2022 at 3:39:36PM as per Online Reference Number - 100015096315. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



Unai

91 Ail Sundar
Ail Sundar



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/ 9151 /SDM/TCP-2021/4450

Dated 25/10/2021

ZONING INFORMATION

Inward no.5108

Dated: 18/10/2021

The Zoning of the property bearing Survey No.171/1 of Salvador do Mundo Village Bardez Taluka total admeasuring 5650.00 m² is as follows.

As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone (VP-2) & as per the RPG 2021 Policy guidelines for areas 4000m² & above the FAR allowed shall be 50 and proposed 10.00mtrs wide road is passing along Northern boundary of the property.

This information is issued based on the application received from Mr. Amruta D. Naik dt. 18/10/2021 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees Rs.3000/- paid vide Challan No.711 dated 18/10/2021.

(V. D. Mayenkar)
Pl. D'man Gr. I

(P. P. Bandodkar)
Dy. Town Planner

To,
Mr. Amruta D. Naik,
Porvorim, Bardez Goa.

NOTE: -

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guide line for processing various application and Circular issued vide no.29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O.

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I		Eco-Sensitive Zone II
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

X





Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 21-Jun-2022 02:37:37 pm
Document Serial Number :- 2022-BRZ-2899
Presented at 01:34:08 pm on 21-Jun-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2160000
2	Registration Fee	1440000
3	Mutation Fees	2500
4	Processing Fee	1120
Total		3603620

Stamp Duty Required :2160000/-Stamp Duty Paid : 2160000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Anil Sunderdas Bharwani Partner Of Shaay And A Realtors LLP ,Father Name:Sunderdas Bharwani,Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Address1 - FLAT no. 42 Navpooja CHS ltd, 11 A perry cross road, opposite sangam tower, Banra (west), Mumbai Maharashtra, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amruta Durgaram Naik , Father Name:Prabhakar Babu Naik, Age: 61, Marital Status: Married ,Gender:Female,Occupation: Housewife, 227, 23 91, Chidvilas Colony, Tambdi Mati, Tiswadi Taleigao, Goa Panaji North Goa, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Durgaram Shankar Naik , Father Name:Shankar Naik, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Advocate, 277, 23 91 Chidvilas Colony Tambdi mati Tiswadi Taleigao north goa, Goa, PAN No.:			
3	Anil Sunderdas Bharwani Partner Of Shay And A LLP , Father Name:Sunderdas Bharwani, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Flat no. 42, Navpooja CHS ltd, 11 A perry Cross road, Opposite sangam tower, Bandra (West), Mumbai suburban Maharashtra, PAN No.:			
4	Anil Sunderdas Bharwani Partner Of Shaay And A Realtors LLP , Father Name:Sunderdas Bharwani, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, FLAT no. 42 Navpooja CHS ltd, 11 A perry cross road, opposite sangam tower, Banra (west), Mumbai Maharashtra, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Name: Ayubkhan Mehaboob Mulla, Age: 31, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403101, H.no. 121 B/3 Sonar Bhat Hindustan complex Verem Reis Magos Bardez Betim Goa , H.no. 121 B/3 Sonar Bhat Hindustan complex Verem Reis Magos Bardez Betim Goa , Reis-magos, Bardez, NorthGoa, Goa			
	Name: Prakash Bablo Wadji, Age: 65, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403001, 300 Kashi Smruti Near Lydia Garden St. Inez Panaji Goa , Panaji, Tiswadi, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

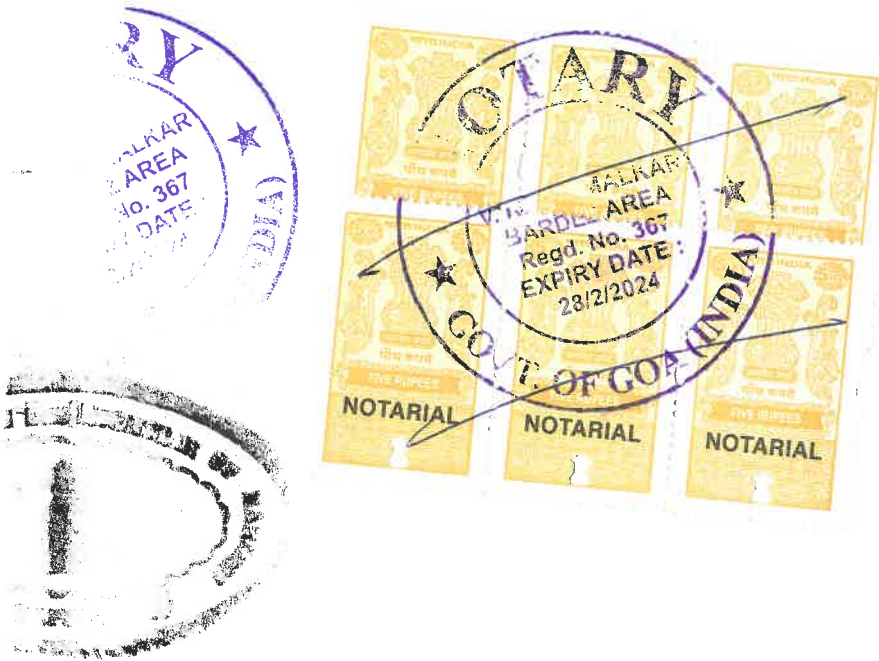
BASTOL

Document Serial Number :- 2022-BRZ-2899

Book :- 1 Document
Registration Number :- **BRZ-1-2800-2022**
Date : 21-Jun-2022

V. K. Harmalkar
21/06/2022
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)
SUB REGISTRAR
BARDEZ

Scanned by Chaitali Pednekar, DEO *Pednekar*



Certified to be True Copy of the original
Reg No. 4124/22 dated 16/9/2022
V. K. Harmalkar
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA-INDIA