

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-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 8400000/-
(Rupees Eighty Four Lakhs only)

PAID VIDE E-RECEIPT NO 202400692585 DATED :26-Sep-2024,
IN THE GOVERNMENT TREASURY.



[Signature]
18-10-2024

Sub Registrar

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

SUB-REGISTRAR
BARDEZ

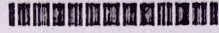
DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400044909
DOCUMENT SERIAL NUMBER	:	2024-BRZ-5824
DATE OF PRESENTATION	:	17-Oct-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-5672-2024
DATE OF REGISTRATION	:	18-Oct-2024
NAME OF PRESENTER	:	GAURAV SAPRA Partner Of LA SUNILA DEVELOPERS LLP
REGISTRATION FEES PAID	:	₹4200000/-
PROCESSING FEES PAID	:	₹2500/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400692585

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 23/09/2024 15:02:00

Name and Address of Party : LASUNILA | 7798601164
Porvorim

Service: Stamp Duty

	Amount
Stamp Duty	₹ 8400000.00

Total Amount : ₹ 8,400,000.00

(Rs. Eighty Four Lakh Only)

Department Data: 202400044909 NOTARY|202400044909 NOTARY

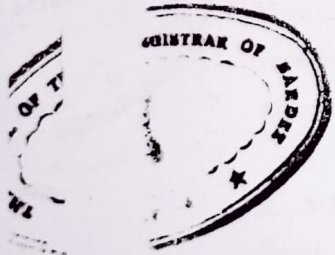
Bank ref No: CPAEGRIS1

Status: Success

Payment Date: 26/09/2024 11:52:44

Payment Gateway: SBI_MOPS

2024-BRZ-5824
17/10/2024



DEED OF SALE

Signature

For LA SUNILA DEVELOPERS LLP

Designated Partner

THIS DEED OF SALE is executed on this 17th day of October of the year Two Thousand and Twenty Four (17/10/2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa.

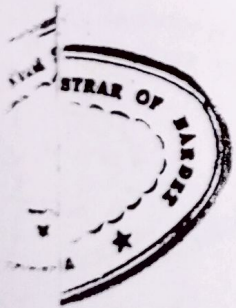
BETWEEN:

1. MRS. YVETTE MARIE LOBO alias YVETTE MARIE CELINE LOBO alias LOBO YVETTE MARIA CELINE, wife of late Ivan Peter Nolasco Lobo alias Ivan Peter Lobo and daughter of Anthony F Francis, age 95 years, widow, housewife, Indian National, Holding Aadhaar Card bearing No. [REDACTED]) and holder of PAN Card No. [REDACTED], permanent resident of Lobo Mansion, Christ Church road no.5, Byculla, Mumbai, 400008, represented herein by her attorney **MRS. SUZIE PLACILDA LOBO**, daughter of Anastacio Fernandes and wife of Francisco Gabriel Lobo, aged 52 years, married, Indian National, holding Aadhaar Card bearing No. [REDACTED]) and PAN card bearing No. [REDACTED], resident of 632, Sallis Vaddo, Parra, North Goa, Goa-403510, duly authorized vide Power of Attorney dated 2022-11-23, executed before Advocate, Rekha A. Tolat under Reg. No. 1224.

2. MR. DAVID RICHARD PAUL LOBO, son of late Ivan Peter Nolasco Lobo alias Ivan Peter Lobo, 59 years of age, married, Service, holding OCI Card bearing No. [REDACTED] and PAN card bearing No. [REDACTED], Canadian National of Indian Origin and his wife,

For LA SUNILA DEVELOPERS LLP
Designated Partner

D. Lobo



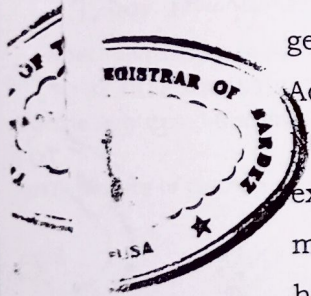
3. MRS. SHERON MAUREEN LOBO ALIAS SHERON FERNANDES, wife of Mr. David Richard Paul Lobo and daughter of Anastacio Fernandes, Canadian National, 51 years of age, married, holder of PAN Card no. [REDACTED] holding OCI Card bearing no. A2110040, Canadian National of Indian Origin, both permanent residents of H. No. 394/1, Almeida Vaddo, Parra, Bardez-Goa, and presently residing at 4797 Owl Circle, Mississauga, Ontario, L4Z 2w2, Canada, both No. 2 & 3 represented herein by their attorney **MRS. SUZIE PLACILDA LOBO**, daughter of Anastacio Fernandes and wife of Francisco Gabriel Lobo, aged 52 years, married, Indian National, holding Aadhaar Card bearing No. [REDACTED] and PAN card bearing No. [REDACTED], resident of 632, Sallis Vaddo, Parra, North Goa, Goa-403510, duly authorized vide Power of Attorney executed before the Notary Chaiyanaya Ghai, at Ontario, attested by the Consul general of India, at Toronto and adjudicated by the Additional Collector-I North-Goa, on 11/01/2023, receipt No. 139 hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assigns) **OF THE FIRST PART.**

AND

LA SUNILA DEVELOPERS LLP, a Limited Liability partnership firm duly registered under Limited Liability Act, 2008 with Ministry of Corporate Affairs on 14th day of August 2021 vide LLPIN "AAY-1823" having its registered

S. Lobo

For LA SUNILA DEVELOPERS LLP
Designated Partner



office at H NO B 122 Shivalik Malviya Nagar New Delhi, Delhi-110017 duly represented herein by its partner **MR. GAURAV SAPRA**, son of Mr. Yogesh Sapra, age 49 years, married, business, holder Aadhaar Card bearing No. [REDACTED], and PAN card bearing No. [REDACTED], Indian National, Resident of B-122, Shivalik, Malviya Nagar, S. O. South Delhi, Delhi – 110017, vide Board Resolution dated 22/09/2024, hereinafter referred to as **“PURCHASER”** (which expression shall include all its heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists Immovable property in the Village of Assagao, Bardez – Goa, known as “CAULEACHEM BATA” also known as “MAZALWADA”, situated at Mazolvado, Village of Assagao, within the limits of Village Panchayat of Assagao, Taluka of Bardez, in the District of North Goa, State of Goa, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having old cadastral no. 1494 and 1495 and presently surveyed under and surveyed under survey no. 180/1 of Village Survey of Assagao, Bardez – Goa, totally admeasuring an area of 4000 sq. mts., which shall hereinafter be referred to as **“SAID WHOLE PROPERTY”**.

AND WHEREAS the said whole property originally belonged to belonged to late Nolasco Lobo who was also known as Pedro Nolasco Lobo alias Nolasco Lobo who was married to late Lily Maria Josepha Lobo.



S. Lobo

For LA SUNILA DEVELOPERS LLP

[Signature]
Designated Partner

AND WHEREAS THE SAID VENDORS HAVE REPRESENTED TO THE SAID PURCHASER AS FOLLOWS:

(i) That originally the said property belonged to said late Nolasco Lobo who was also known as Pedro Nolasco Lobo alias Nolanso Lobo and his name stands recorded and registered for the records since prior to the promulgation of the survey records of the said property and the same is certified by the extract of Form IX and Form III issued by the office of the Talathi Assagao of Village Panchayat Assagao. This promulgation records therefore is important to establish that the said Nolasco Lobo who was also known as Pedro Nolasco Lobo alias Nolanso Lobo and his heirs were in open and uninterrupted possession of the said property for a period of more than 35 years.

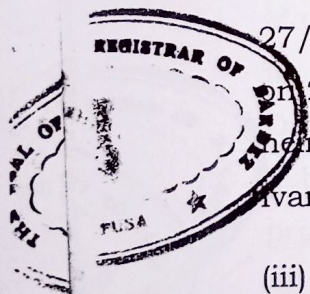
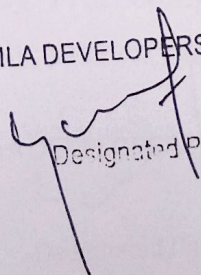
(ii) That the said Nolasco Lobo who was also known as Pedro Nolasco Lobo alias Nolanso Lobo expired on 27/06/1965 and his wife Lily Maria Josepha Lobo expired on 22/02/1978 leaving behind as their sole and universal heir their only son namely Ivan Peter Nolasco Lobo alias Ivan Peter Lobo married to Mrs. Yvette Marie Lobo.

(iii) That later the said Ivan Peter Nolasco Lobo alias Ivan Peter Lobo expired on 23/06/2010 leaving behind his widow and half sharer and moiety holder Mrs. Yvette Marie Lobo and as his sole and universal heir his only son namely Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo.

For LA SUNILA DEVELOPERS LLP

Designated Partner

S. Lobo



(iv) That later upon the death of said late Nolasco Lobo who was also known as Pedro Nolasco Lobo alias Nolanso Lobo, late Lily Maria Josepha Lobo and also late Ivan Peter Nolasco Lobo alias Ivan Peter Lobo, an Inventory Proceedings was initiated by Vendor No.1 MRS. YVETTE MARIE LOBO alias YVETTE MARIE CELINE LOBO alias LOBO YVETTE MARIA CELINE, before the Civil Judge Junior Division at Mapusa bearing no. 513/2016/E and vide order dated 27/03/2017 passed in the said Inventory Proceedings the said property which was listed as item no. 7, admeasuring an area of 4000 sq.mts., of the said property bearing Survey No.180/1 of village Assagao was allotted to said Mrs. Yvette Marie Lobo, Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo.

(v) It has been represented that pursuant to the afore referred Inventory proceedings said Mrs. Yvette Marie Lobo, Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo got the survey records mutated in their name and as such the said Mrs. Yvette Marie Lobo, Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo name found recorded in the Form I & XIV for the property bearing survey no. 180/1 which admeasures an area of 4000 sq. mts. herein THE PROPERTY which is subject matter of the present.

(vi) That Mrs. Yvette Marie Lobo, Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo in the above manner the afore referred Inventory Proceedings, became the lawful owners in possession of the property and

S. Lobo

For LA SUNILA DEVELOPERS LLP

Designated Partner

accordingly mutated their names in the Form I and XIV /the records of rights presently surveyed under survey no. 180/1, of village Assagao by deleting the existing name of late Nolasco Lobo.

(vii) That in this manner Mrs. Yvette Marie Lobo, Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo (Vendors) having become entitled to the said whole property, have entered into quiet and peaceful possession and ownership thereof and have continued to be in its quiet and peaceful enjoyment, performing various possessory acts, as the rightful owners thereof, without any opposition, objection, obstruction, interference, interruption, let or hindrance from anybody whomsoever.

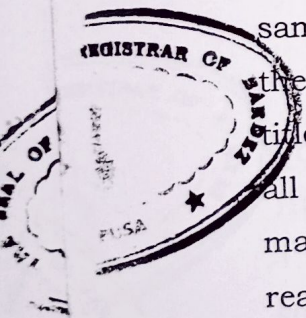
(viii) AND WHEREAS the VENDORS as the absolute owners in possession have agreed to dispose off the SAID WHOLE PROPERTY, by sale admeasuring an area of 4000 sq. mts. and PURCHASER has agreed to purchase the same, the said PURCHASER upon duly verifying the title of the "SAID WHOLE PROPERTY" and having satisfied with title of the "SAID WHOLE PROPERTY" and having believed all the above mentioned representations that came to be made to her by the said VENDORS, has expressed her readiness and willingness to purchase the "SAID WHOLE PROPERTY", from the said VENDORS;

(ix) **AND WHEREAS** the VENDORS have agreed to sell to the PURCHASER the "SAID WHOLE PROPERTY" forming a total area of 4000 sq mts., described in the Schedule herein below situated in the immovable property

For LA SUNILA DEVELOPERS LLP

Designated Partner

S. Lobo



known as known as "CAULEACHEM BATA" also known as "MAZALWADA", situated at Mazolvado, situated in the Village of Assagao, within the limits of the Village Panchayat of Assagao, Bardez Taluka and Sub-District of Bardez, District of North Goa and State of Goa, and surveyed under Survey No.180 Subdivision no.1 (Survey no.180/1) of Village Survey of Assagao, Bardez - Goa, totally admeasuring an area of 4000 sq. mts. for a price and consideration of **Rs. 14,00,00,000/- (Rupees Fourteen Crores only)** shown in this deed is the fair market value of the "SAID WHOLE PROPERTY", and terms and conditions of this Deed are as under.

(x) AND WHEREAS the VENDORS and the PURCHASER have decided to execute the present deed thereby conveying the right, title and interest in the SAID WHOLE PROPERTY in favour of the PURCHASER and the PURCHASER agrees to purchase the same on the following terms and condition reduced in writing in the following manner.

**NOW THIS DEED WITNESSETH AND THE PARTIES
HEREIN AGREE AS UNDER:**

1. That in pursuance of the said agreement and in consideration of the sum of **Rs. 14,00,00,000/- (Rupees Fourteen Crores only)**, paid by the said PURCHASER to the said VENDORS as under:

(a) A sum of Rs. 6,93,00,000/- (Rupees Six Crores Ninety Three Lakhs Only) is paid vide RTGS under UTR No. ICICR52024101600402335, through ICICI Bank, dated

S. J. J. J.

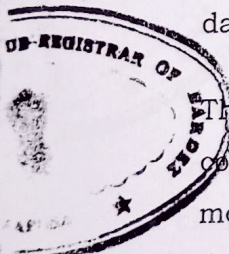
For LA SUNILA DEVELOPERS LLP
Designated Partner

16/10/2024, after deduction of TDS @ 1% i.e Rs. 7,00,000/- (Rupees Seven Lakhs Only) which is paid vide Challan No. 01195, drawn on Indian Overseas Bank, dated 16/10/2024, in favour of the VENDOR NO.1.

(b) A sum of Rs. 2,59,00,000/- (Rupees Two Crores Fifty Nine Lakhs Only) is paid vide Cheque bearing No. 000219 drawn on ICICI Bank, dated 16/10/2024, after deduction of TDS @ 26% i.e Rs. 91,00,000/- (Rupees Ninety One Lakhs Only) which is paid vide Challan No. 01218, drawn on Indian Overseas Bank, dated 16/10/2024, in favour of the VENDOR NO.2.

(c) A sum of Rs. 2,59,00,000/- (Rupees Two Crores Fifty Nine Lakhs Only) is paid vide RTGS under UTR No. ICICR52024101600381530, through ICICI Bank, dated 16/10/2024, after deduction of TDS @ 26% i.e Rs. 91,00,000/- (Rupees Ninety One Lakhs Only) which is paid vide Challan No. 01223, drawn on Indian Overseas Bank, dated 16/10/2024, in favour of the VENDOR NO.3

The VENDORS admit having received the said consideration, through drafts drawn in their favour as mentioned above, the receipt whereof the said VENDORS do hereby acknowledges and discharge to the PURCHASER absolutely and forever. The VENDORS as perfect legal owner and possessor hereby grant, sell, convey, transfer and assure by way of sale absolutely and forever all that SAID PROPERTY more fully described and identified in the


S. Jobs

For LA SUNILA DEVELOPERS LLP
Designated Partner

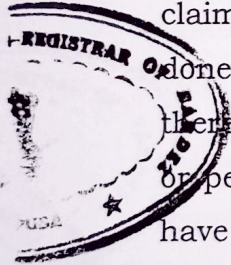
Schedule herein at the end written and put the PURCHASER in possession of the same.

2. The VENDORS hereby declare that they are the sole owners and possessors of the said cultivable land referred to as SAID PROPERTY and have sole and absolute authority to convey and transfer the SAID PROPERTY by virtue of this deed.

3. That in case of any defect in the title of the VENDORS, the PURCHASER is deprived of the SAID PROPERTY or any parts thereof, the VENDORS undertake to clear the title in all respects.

4. The VENDORS do hereby covenant and declare the SAID PROPERTY hereby transferred or intended to be transferred is free from encumbrances, charges, equities, claims or demands whatsoever and the VENDORS have not done anything whereby the SAID PROPERTY or any part thereof may be a subject to attachments or lien of any court or person whatsoever and that the VENDORS assures to have harmless and keep indemnified the PURCHASER from or against all encumbrances, charges, liens, equities, claims or demands whatsoever.

5. And the VENDORS and all persons claiming under the VENDORS further covenant that the VENDORS shall and will from time to time, upon the request of the PURCHASER do or execute all such acts, deeds and things whatsoever


S. J. J. J.

For LA SUNILA DEVELOPERS LLP

[Signature]
Designated Partner

for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof unto the PURCHASER according to the true intent and meaning of the deed as shall or may be reasonably required.

6. The VENDORS and the PURCHASER hereby declare that the property in transactions does not belong to Schedule Caste/Schedule Tribe, pursuant to the notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

7. That the VENDORS do hereby covenant with the PURCHASER as under:

a) That the PURCHASER may at any time hereafter quietly and peaceably enter upon, possess and enjoy the SAID PROPERTY for his use and benefit without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any person claiming under them.

b) That the VENDORS shall at all times hereafter at the request and cost of the PURCHASER do, execute or act all things, deeds or acts that may be necessary for the better and more effectively assuring the SAID PROPERTY or any part thereof to the PURCHASER as the PURCHASER from time to time may reasonably require.

c) The VENDORS shall execute and hand over to the PURCHASER the necessary application forms, declarations writings to enable the PURCHASER to get the SAID

S. Jotso

For LA SUNILA DEVELOPERS LLP

Designated Partner

PROPERTY transferred in his name in the relevant panchayat records, survey records and other records maintained by any other Government and Statutory Bodies.

d) All taxes, cess, charges, expenses and such other outgoings in respect of the SAID PROPERTY payable till the date of this deed shall be borne and paid by the VENDORS alone and VENDORS shall indemnify and keep indemnified the PURCHASER at all times in respect thereof.

e) That the VENDORS further covenant to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges or equities whatsoever.

f) The VENDORS herein states that the onus of complying with the income tax rules/norms are on them and that they own the responsibility for the making such an averment that the present transaction is in compliance of R.B.I. guidelines and the VENDORS keep indemnified the PURCHASER against all such notices/proceedings before concerned authorities.

g) That if the PURCHASER suffer any loss or incurs any expenses by reason of any misrepresentation herein made by the VENDORS, then and in such event the VENDORS shall and will indemnify the PURCHASER against all such loss or expenses, including loss suffered by reason or loss of enjoyment or of proprietary interest in the SAID PROPERTY or any part thereof and the loss of expenses suffered/incurred by reason of being subjected to any legal

S. S. S.

For LA SUNILA DEVELOPERS LLP

Designated Partner

proceedings, to protect the SAID PROPERTY hereunder purchased and/or its title thereto.

h) The VENDORS finally declare that they have NO OBJECTION whatsoever for the PURCHASER carrying out the mutation and getting transferred the SAID PROPERTY in favour of the PURCHASER and that the present deed shall be construed as an express no objection for the inclusion of the name of the PURCHASER in the survey records, Panchayat records and/or any records before statutory authority pertaining to the SAID PROPERTY in place of the VENDORS and/or their predecessors/ancestors without any further notice of the same to them.

8. The VENDORS have duly obtained a Zoning Information dated 02/05/2023, bearing Ref: TPBZ/ZON/11751/ASSG/TCP-2023/3846 from the Office of the Senior Town Planner, North Goa District Office, Town & Country Planning Department, Mapusa - Goa, specifying the zoning information about the SAID WHOLE PROPERTY being "Partly Settlement zone, area admeasuring 3080 sq. meters approx Category (VP-2) with permissible FAR 60 and Partly Natural Cover Superimposed with partly Irrigation Command Area.

9. The said scheduled 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 Civil Registrar - Cum

For LA SUNLA DEVELOPERS LLP

Designated Partner

S. Loto



- Sub Registrar, Bardez shall not be responsible if the parties violate FEMA and RBI guidelines.

10. The SAID PROPERTY for the purpose of Market Value is valued at **Rs. 14,00,00,000/- (Rupees Fourteen Crores only)** and accordingly stamp duty of Rs. 84,00,000/- (Rupees Eighty Four Lakhs Only) is paid vide Challan No. 202400692585, dated 23/09/2024, Registration fees of Rs. 42,00,000/- (Rupees Forty Two Lakhs Only) is paid vide Challan No. 202400692599, dated 23/09/2024 and Mutation fees of Rs. 2,000/- (Rupees Two Thousand Only) is paid vide Challan No. 202400692592, dated 23/09/2024 has been borne by the Purchasers.

SCHEDULE
(Description of the Property)

ALL THAT IMMOVABLE PROPERTY known as "CAULEACHEM BATA" also known as "MAZALWADA", Village of Assagao, bearing Survey No. 180, Sub Division No. 1, situated at Mazolvado, within the limits of Village Panchayat of Assagao, Taluka of Bardez, in the District of North Goa, State of Goa, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having old cadastral no. 1494 and 1495. This property presently admeasures an area of 4000 sq. mts. and is bounded as under:

For LA SUNILA DEVELOPERS LLP
Designated Partner

S. Lobo



On the East : by Property bearing Survey No. 180/2.

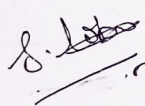
On the West : by River and partly Property bearing
Survey No. 180/48, 180/49, 180/50
and 180/51.

On the North : by Road.

On the South : by Nallha of rain water.

**The subject matter of this deed is the SAID WHOLE
PROPERTY admeasuring an area of 4000 sq. mts. which
in itself is entire property.**

IN WITNESS WHEREOF, this Deed of Sale has been
executed and signed by the VENDORS and the
PURCHASER in the presence of the witnesses mentioned
herein at the end.



For LA SUNILA DEVELOPERS LLP

Designated Partner



SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR

S. Lobo

S.L.



MRS. SUZIE PLACILDA LOBO

As a POA holder for

Vendor No. 1, 2 and 3

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

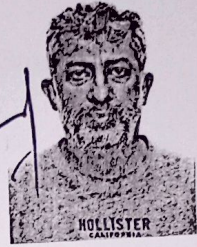


S. Lobo

For LA SUNILA DEVELOPERS LLP

Designated Partner

SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
LA SUNILA DEVELOPERS LLP
represented herein by its partner



[Handwritten signature]

MR. GAURAV SAPRA

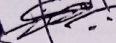
<i>Left Hand</i> 				
LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				




For LA SUNILA DEVELOPERS LLP
[Handwritten signature]
Designated Partner

[Handwritten signature]

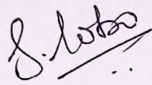
IN THE PRESENCE OF:

1. MR. K SAI TEJA 

Address: H.No. 29 Bend Wada Near Masjid Sanguem
Sanguem Sanguem South Goa Goa 403704.

2. MR. TEJAS DHARGALKAR 

Address: H. No. 376/1, Behind K K Tailor, St Inez Panaji
Goa - 403001.



For LA SUNIL DEVELOPERS LLP
Designated Partner

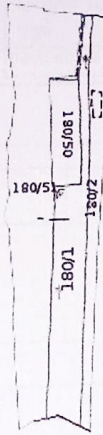




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Assagao Village
Survey No.: 180 , Subdivision No.: 1

Scale 1:4000

Reference No.: REV192475078



Suzie
S. Lobo

For LA-SURVILA DEVELOPERS LLP

[Signature]
Designated Partner

This record is computer generated on 14-10-2024 09:36:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV

100019480150

Date: 14/10/2024

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Assagao
गांव
Name of the Field Mazalwada
शेताचे नांव

Survey No. 180
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 जिरयत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.39.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.39.75

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 जामीन	Grand Total एकूण
0000.00.00	0000.00.25	0000.00.25	0000.40.00

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

S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Yvette Marie Lobo		59984	
2	David Richard Paul Lobo		59984	
3	Sheron Maureen Lobo		59984	

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-----		

For LA SUNILA DEVELOPERS LLP

[Signature]
Designated Partner

[Signature]
S. Lobo

[Signature]

**FORM I & XIV**

100019480150

Date : 14/10/2024

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Assagao
गांव
Name of the Field Mazalwada
शेताचें नांव

Survey No. 180
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



The record is computer generated on 14/10/2024 at 08:55:19 as per Online Reference Number - 100019480150. 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://dslr.goa.gov.in>

For LA SUNILA DEVELOPERS LLP

Designated Partner

Suzie

S. Lobo



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Oct-2024 03:15:54 pm

Document Serial Number :- 2024-BRZ-5824

Presented at 03:11:26 pm on 17-Oct-2024 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	8400000
2	Registration Fee	4200000
3	Mutation Fees	2000
4	Processing Fee	2480
Total		12604480

Stamp Duty Required : 8400000/-



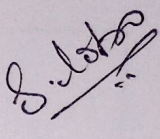
Stamp Duty Paid : 8400000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURAV SAPRA Partner Of LA SUNILA DEVELOPERS LLP Father Name:Yogesh Sapra, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Address1 - B-122, Shivalik, Malviya Nagar, S. O. South Delhi, Delhi – 110017, Address2 - , PAN No.:			For LA SUNILA DEVELOPERS LLP Designated Partner






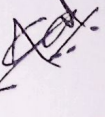
REGISTRAR OF
Executer

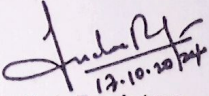
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURAV SAPRA Partner Of LA SUNILA DEVELOPERS LLP , Father Name:Yogesh Sapra, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, B-122, Shivalik, Malviya Nagar, S. O. South Delhi, Delhi – 110017, PAN No.:			For LA SUNILA DEVELOPERS LLP Designated Partner
2	SUZIE PLACILDA LOBO , Father Name:Anastacio Fernandes , Age: 52, Marital Status: ,Gender:Female,Occupation: Housewife, 632, Sallis Vaddo, Parra, North Goa, Goa-403510, PAN No.: , as Power Of Attorney Holder for YVETTE MARIE LOBO Alias YVETTE MARIE CELINE LOBO Alias LOBO YVETTE MARIA CELINE			S. Lobo
3	SUZIE PLACILDA LOBO , Father Name:Anastacio Fernandes , Age: 52, Marital Status: ,Gender:Female,Occupation: Housewife, 632, Sallis Vaddo, Parra, North Goa, Goa-403510, PAN No.: , as Power Of Attorney Holder for DAVID RICHARD PAUL LOBO			S. Lobo

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	SUZIE PLACILDA LOBO , Father Name:Anastacio Fernandes , Age: 52, Marital Status: ,Gender:Female,Occupation: Housewife, 632, Sallis Vaddo, Parra, North Goa, Goa-403510, PAN No.: [REDACTED] , as Power Of Attorney Holder for SHERON MAUREEN LOBO ALIAS SHERON FERNANDES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: TEJAS MADHAV DHARGALKAR ,Age: 25,DOB: ,Mobile: [REDACTED] ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403001, E-376/1 behind K K Tailor st Inez Panaji St Inez North Goa Goa-403001 , Panaji, Tiswadi, NorthGoa, Goa			
2	Name: K SAI TEJA ,Age: 24,DOB: ,Mobile: [REDACTED] ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403704, H.No. 29 Bend Wada Near Masjid Sanguem Sanguem Sanguem South Goa Goa 403704, Sanguem, Sanguem, SouthGoa, Goa			


 12.10.2024
 Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-5824



Book :- 1 Document
Registration Number :- **BRZ-1-5672-2024**
Date : 18-Oct-2024

Handwritten signature
18.10.2024

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

**SUB-REGISTRAR
BARDEZ**

