

Phone No:
Sold To/Issued To:
AAI INFRASTRUCTURES
For Whom/ID Proof:
PAN CARD



MAR-24-2025 09:45:55
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For CITIZEN CREDIT
CO-OP BANK LTD.

Authorized Signatory



2025-BRZ-2145
17/04/2025

AGREEMENT FOR SALE AND DEVELOPMENT
AND JOINT VENTURE

L. Khelkar

AAI INFRASTRUCTURES
PARTNER



L. Khelkar



AAI INFRASTRUCTURES
PARTNER

This Agreement for Sale and Development is made, executed and registered at Mapusa, Bardez Goa on this 24th day of the month of March of the year Two Thousand and Twenty-Five (24/03/2025).

BETWEEN

1. **SHRI. NARENDRA BHIKAJI NAIK CHIKHALIKAR** alias **NARENDRA BHIKAJI CHIKHLIKAR**, s/o. Mr. Bhikaji Naik Chikhalikar, aged about 72 years, married, retired, Indian National, Pan Card No. _____, Aadhaar Card No. _____ and his wife,

2. **SMT. NEELA NARENDRA NAIK CHIKHALIKAR** alias **NEELA NARENDRA CHIKHLIKAR**, w/o Mr. Narendra Naik Chikhalikar, D/o Shri Dhondu Keshav Desai 73 years, married, housewife, Indian National, Pan Card No. _____, Aadhaar Card No. _____, represented by her husband and power of attorney holder **SHRI. NARENDRA BHIKAJI NAIK CHIKHALIKAR** alias **NARENDRA BHIKAJI CHIKHLIKAR**, s/o. Mr. Bhikaji Naik Chikhalikar, aged about 72 years, married, retired, Indian National, Pan Card No. _____, Aadhaar Card No. _____ vide power of attorney dated 10/01/2019 bearing registration Number 44 before Notary P P Surve, both resident of Hrushikesh, G/002, Apna Ghar Unit No.1, S.S. Nagar, Andheri (w), Mumbai- 400053,



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3. **SHRI. SHITAL SHIVRAM NAIK CHIKHALIKAR** alias **SHITAL SHIVRAM CHIKHALIKAR**, s/o. Mr. Shivram Naik Chikhalikar, aged about 70 years, married, retired, Indian National, Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED] and his wife,

4. **SMT. MEERA SHITAL NAIK CHIKHALIKAR** alias **MEERA SHITAL CHIKHALIKAR**, w/o Mr. Shital Shivram Naik Chikhalikar, D/o Shri Mohan Jagannath Sanzgiri 66 years, married, housewife, Indian National, Pan Card No. [REDACTED] Aadhaar

Card No. [REDACTED] represented by her husband and power of attorney holder **SHRI. SHITAL SHIVRAM NAIK CHIKHALIKAR** alias **SHITAL SHIVRAM CHIKHALIKAR**, s/o. Shivram Naik Chikhalikar, aged about 70 years, married, retired, Indian National, Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED]

[REDACTED] vide power of attorney dated 30/07/2019 bearing registration number 102 before Notary Public P P Surve, all resident of H No. 706, Bhagya Laxmi, Kennedy Bridge, Opera House, Mumbai-400004, hereinafter referred to as the 'OWNERS /VENDORS' (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, legal representatives, administrators, transferees, executors and assigns) as the party of the First Part



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AND

1. **M/S. AAI INFRASTRUCTURES** a partnership having Pan Card no. ABNFA7586R, having Pan Card No. [REDACTED] registered under Registration Number [REDACTED] before Assistant Registrar of Firm at Mumbai and represented by its partners: -

(a) **MR. NARASU BHARMU PATIL** son of Mr. Bharmu Patil aged about 53 years of age, Businessman, Married, Indian National, holder of PAN Card No: - [REDACTED], and Aadhaar Card no. [REDACTED], represented through his son and power of attorney **MR. BRAMHANAND NARASU PATIL**, 29 years, Businessman r/o Brittos Wado, Parra, Bardez, Goa vide power of attorney dated 24/02/2022 bearing registration number 215/2022 before Notary Public Adv S. D. Patil.

(b) **MR. BRAMHANAND NARASU PATIL**, son of Narasu Patil, 29 years of age, Indian National, Businessman, Married, holder of PAN Card No:- [REDACTED], Business, and Aadhaar Card no.: [REDACTED] both R/o. B-5, Room No. 7, Vasundhara Co. Housing Society Navghar, Navi Mumbai, 400707, presently residing at house bearing No. V.P 704/3-C, situated at Brittos Wado, Parra, Bardez, Goa, hereinafter referred to as 'PURCHASERS / DEVELOPERS' of the "SECOND PART" (which expression shall unless repugnant to the context or meaning thereof include her heirs successors,



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executors, administrators and assigns) as Party of the Second
Part

AND

1 M/S. ABHIYANT HOMES L.L.P, having its registration Number
[redacted] registered office at H No 649 -B Vishnukrupa
Padmanarayan Estate Gogol P O Fatorda, Margao Goa , having PAN
Card No. [redacted] represented by its partners:

- a. **SHRI. PAREEN KESHAV NAIK**, son of Kehsav Naik ,
aged 52 years, businessman , Indian National, holding Pan
Card No [redacted] Aadhar Card no. [redacted] , r/o H
No 882 Pundalik Nagar Porvorim represented through his sister
and power of attorney **MRS. LEENA DINESH NAIK** wife
of Mr. Dinesh Naik, aged about 53 years , service having
Aadhar card No. [redacted] and Pan Card No.
[redacted] r/o H No 174 /2 Almeida Ville , Dr. Barganza
Road, St Inez Panaji Goa vide power of attorney dated
25/4/2022 bearing registration number 2382/2022 before
Notary Public Sayed Abbas Advocate and Notary having office
at Panaji Goa ,
- b. **SHRI. NITIN N. SANKHALKAR**, son of Nilkant P
Sankhalkar, 45 years of age, businessman, Indian National,
married, holding Pan Card No [redacted] , Aadhar Card No.



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residing at H No 42/3 Purshottam Niwas
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- c. **SHRI. VISHVESH. V KARE**, son of Vishnudas Kare , aged 37 years, businessman, Indian National, married , holding Pan Card No [REDACTED] , and Aadhar Card No. [REDACTED]

residing at 649-B Vishukrupa Padmanarayan Estate Jeevottam Mutt Area, Gogol Fatorda South Goa, hereinafter referred to as 'CONFIRMING PARTY' (which expression shall unless repugnant include their theirs heirs, successors, legal representatives, transferees, executors and assigns) as Party of the THIRD PART.



ALL PARTIES ARE INDIAN NATIONAL

WHEREAS, there exists a property known as "CHIKALI" also known as "COIRALICHO MANDDO" admeasuring 2175 sq.mts., bearing Survey No. 352/5 of Village Colvale, situated within the limits of Village Panchayat of Colvale, Taluka Bardez and District of North Goa, in the State of Goa, more particularly described in SCHEDULE I hereunder referred as the 'SAID PROPERTY'.

AND WHEREAS the 'SAID PROPERTY' is described in the Land Registration Record of Bardez under No. 22013 at folio 11 overleaf of Book B-57 and Inscription Number 28647 at Folio 184 of Book G-33



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of the Land Registration Record of Bardez in the name of Bicagi Naique bases on Inventory Proceedings that were held on demise of his mother Rada or Rade.

AND WHEREAS on the death of said Rada or Rade wife of Narana Forgento, Shri. Narana Forgento had initiated Inventory Proceedings in the First Section of Civil Court of the Judicial Division of Bardez, wherein the 'SAID PROPERTY' alongwith other properties were allotted to Bicaji or Bicaji Narana Naique or Bicaji Narana Forgento and the said allotment was confirmed vide order dated 05/12/1934 passed by the First Section of Civil Court Judicial Division of Bardez.

AND WHEREAS the 'SAID PROPERTY' stands inscribed in the name of Bicaji Narana Naique under Inscription No. 28647 at folio 184 of Book G-33 in the office of Land Registrar of Bardez on 12/01/1938.

AND WHEREAS upon demise of said Bhikaji Narayan Chikhalikar alias Bhikaji Narayan Naik Chikhalikar alias Bicagi Naique alias Bicagi Narana Forgento alias Bhikaji Narayan Naik , the Inventory Proceedings bearing No. 37/2015/C was initiated by OWNER/VENDOR NO. 1 , before the Civil Judge Senior Division at Mapusa, wherein the 'SAID PROPERTY' was purchased in court auction by OWNER/VENDORS No. 1 and 2 herein . Final chart of



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partition dated 25/4/2017 was prepared and the Hon'ble Civil Judge Senior Division at Mapusa by its order dated 08/06/2017.

AND WHEREAS in the Inventory Proceedings bearing No. 37/2015/C the name of property was wrongly mentioned as "BOIRALICHO MUDDO" instead of "COIRALICHO MANDDO" so also the land registration number was also wrongly mentioned as "27378 at folio 139 at folio 139 of Book B70 instead of "22013 at folio eleven overleaf of B-57".

AND WHEREAS the OWNER / VENDOR No. 1 had filed application for reopening of the said Inventory Proceedings bearing No. 37/2015/C and the said application was registered under Port. C.M.A No. 150/2018/C.



AND WHEREAS said Port C.M.A No. 150/2018/C was allowed by the Hon'ble Civil Judge Senior Division "C" Court at Mapusa by its order dated 03/09/2018 and the Inventory Proceedings bearing No. 37/2015/C was reopened.

AND WHEREAS after reopening of the Inventory Proceedings application for correction/amendment dated 21/09/2018 was filed and the same was allowed by the Hon'ble Civil Judge Senior Division "C" Court at Mapusa and hence the amended list of assets and amended



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final list of assets was filed in the Inventory Proceedings bearing No. 37/2015/C.

AND WHEREAS the Hon'ble Civil Judge Senior Division "C" Court at Mapusa was please to issues corrigendum dated 17/10/2018 correcting the name of property as "COIRALICHO MANDDO" and the land registration number as "22013 at folio eleven overleaf of B-57'.

AND WHEREAS by Deed of Gift dated 05/07/2019 registered in the office of Sub-Registrar of Bardez under registration no. BRZ-1-2074-2019 on 10/07/2019, the Owner/Vendors No, 1 and 2 have gifted their undivided half share in the 'SAID PROPERTY' to their brother/brother-in-law i.e the Owner/Vendors No. 3 and 4 herein.

And thus, as on today OWNERS /VENDORS No 1 and 2 are 50% owner of the 'SAID PROPERTY' AND OWNERS /VENDORS No 3 and 4 are 50% Owners of the 'SAID PROPERTY'.

AND WHEREAS the 'OWNERS /VENDORS' herein had entered into an Agreement for development and sale dated 09/12/2019, with the 'CONFIRMING PARTY' herein with respect to 'SAID PROPERTY' which is registered under. No. BRZ-1-3956-2019 of Book 1, dated 11/12/2019, in the office of the Sub-Registrar of Bardez at Mapusa-Goa.



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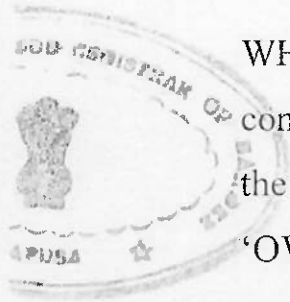


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WHEREAS the "OWNERS /VENDORS" are the sole and absolute owners of the 'SAID PROPERTY' and the 'CONFIRMING PARTY' was suppose to develop the property and thus 'OWNERS /VENDORS' and 'CONFIRMING PARTY' have a clear and marketable title to the 'SAID PROPERTY'.

Whereas The additional collector has issued the SANAD dated 20/12/2019 for the 'SAID PROPERTY' for development of the 'SAID PROPERTY'.



WHEREAS 'CONFIRMING PARTY' is finding it difficult to continue with the project as per the terms and condition mentioned in the Agreement for development and sale dated 09/12/2019 and hence 'OWNERS /VENDORS' and 'CONFIRMING PARTY' have approached the 'PURCHASERS / DEVELOPERS' with request to develop the 'SAID PROPERTY'.

WHEREAS, the 'PURCHASERS / DEVELOPERS' are in the business of the construction and development of the properties in Goa, and Maharashtra and they have accepted the said offer of the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' and further expressed their willingness to purchase and develop the 'SAID



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PROPERTY' on the terms and condition which are mentioned herein below.

WHEREAS 'OWNERS /VENDORS' and 'CONFIRMING PARTY' have agreed to sale 'PURCHASERS / DEVELOPERS' the 'SAID PROPERTY' for total consideration of Rs. [REDACTED]

[REDACTED] Lakhs Only) which is its Market Value and, on the terms, and condition mentioned herein under.

WHEREAS accordingly, the Parties hereto have agreed on the terms and conditions set out in detailed hereunder.



NOW THEREFORE, THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. That total consideration of the 'SAID PROPERTY' is fixed at Rs. [REDACTED] which 'PURCHASERS / DEVELOPERS' is liable to pay to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' and accordingly TDS of Rs. [REDACTED] Thousand Only) has been deducted from the above sum.



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2. That total consideration is agreed to be paid by the 'PURCHASERS / DEVELOPERS' to the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' as follows

2 (A) 'OWNERS / VENDORS'

2A(a) Four flats of two bed room kitchen (2BHK) of 90 sq. mts each with stilt Car Parking, for the 'OWNERS / VENDORS'

2 A(b) Two flats of one bed room kitchen (1BHK) of 60 sq mts each with covered Car Parking, for 'OWNERS / VENDORS'

That the total area of the Flats is 480 sq. meters and is valued at Rs.

(Rupees Forty Lakhs Only) is paid as shown herein under and the stamp duty and registration is fee is paid accordingly.

2 (B) 'CONFIRMING PARTY'

2 B (a) Sum of _____, as paid by the 'PURCHASERS / DEVELOPERS' to the 'CONFIRMING PARTY' by bank transfer (NEFT)

2 B (b) Sum of F _____ Only) is paid by the postdated cheque dated 02.06.2025 drawn on GS Mahanagar Co-operative Bank Ltd, Raigad Branch to the 'CONFIRMING PARTY' by the 'PURCHASERS / DEVELOPERS'. That the said cheque is to be deposited after a period of 45 days from the registration of this document.

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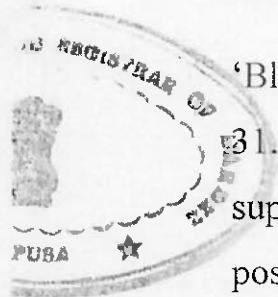

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2 B (c) Five flats of one bed room kitchen (1BHK) of 60 sq mts each with three Stilt car parking and 2 covered car parking , for 'CONFIRMING PARTY' .

3. The 'PURCHASERS / DEVELOPERS' shall make endure to construct the said flats which are agreed to be allotted to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' as per the Schedule II written herein under and possession is agreed to be given to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' in following manner:

'Block B' : Possession of the will be handed over on or before 31.12.2025 after obtaining occupancy certificate and with complete supply of water connection and electric connection along with the possession of designated parking for each flats with complete function lift , water supply and electricity in the said building. Handover shall be after duly inspection of each flat, and upon completion as per the specification mentioned and satisfaction of the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' which shall be conveyed in handover letter and acknowledged and accepted by 'OWNERS /VENDORS' and 'CONFIRMINGPARTY' duly signed by the parties involved if the 'PURCHASERS / DEVELOPERS ' fails to deliver possession of the said Flats to the 'OWNERS /VENDORS' and 'CONFIRMINGPARTY' within the period stipulated above due to any reason other than mentioned herein below in clause 5 , 8 or any



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FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 17-Apr-2025 16:04:59
Date of Receipt: 17-Apr-2025

Receipt No : 2025-26/9/540
Serial No. of the Document : 2025-BRZ-2145
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**
Received the following amounts from **BRAMHANAND NARASU PATIL Partner Of M/S. AAI INFRASTRUCTURES** for Registration of above Document in Book-1 for the year 2025

Registration Fee	E-Challan(Online fee)	• Challan Number : 202500214327 • CIN Number : 104725032024265
Tatkal appointment fee	E-Challan(Online fee)	• Challan Number : 202500222883 • CIN Number : 545143276155
Processing Fee	Payment to ITG	• Payment Reference : pay_QAkjYq814MzXeO • Receipt Number : 5160aeb06af2a4ec3e7b
Total Paid	(Rupees	

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Name of the Person Authorized :

Adm. Dabpratin

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Specimen Signature of the Person Authorized
TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated 17-Apr-2025

Signature of the Presenter

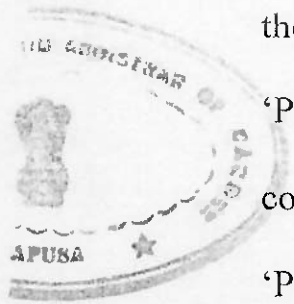
Signature of the person receiving the Document

Adm. Dabpratin
14/05/25

Signature of the Sub-Registrar

14.05.25

other similar clause or as per the time extension provided by the Real Estate (Regulation and Development Act 2016). That Grace period of 6 month shall be granted to the 'PURCHASERS / DEVELOPERS ' to handover possession "Block B' from 31/12/2025 and the total Project will be Completed on or before 31.12.2026. That grace period of six months shall also be granted to the 'PURCHASERS / DEVELOPERS' from 31/12/2026 to comply with the handing over the possession of the total Project. During the grace period 'PURCHASERS / DEVELOPERS' are not liable to pay any compensation. That even after completion of grace period if 'PURCHASERS / DEVELOPERS' fails to handover the possession as mentioned herein above then they shall be liable to pay penalty of Rs.40,000/- (Rupees Forty Thousand Only) per month for each 2BHK Flat and pay penalty of Rs.30,000/- (Rupees Thirty Thousand only) per month for each 1BHK Flat, till such time flats are delivered to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY'.



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4. The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' have represented and assured the 'PURCHASERS / DEVELOPERS' that:-

4 (a) The "OWNERS /VENDORS" are the sole and universal exclusive Owners of the 'SAID PROPERTY' and the 'CONFIRMING PARTY' has limited interest as per the Agreement for Sale dated 09-12-2019.

4 (b) No other person then "OWNERS /VENDORS" has a right of Ownership or any other rights in the 'SAID PROPERTY' or any part thereof.

4 (c) That there are no acquisition or requisition proceedings or legal proceedings in respect of the 'SAID PROPERTY' or any part thereof nor are there any notification affecting the 'SAID PROPERTY' in any manner.

4 (d) That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the 'SAID PROPERTY'.

4 (e) The 'SAID PROPERTY' is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or Orders.



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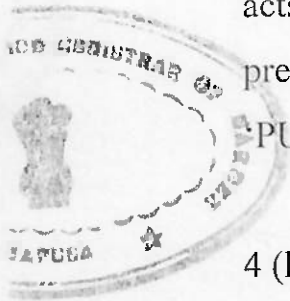
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4 (f) That the 'SAID PROPERTY' is agreed to sale and develop to the 'PURCHASERS / DEVELOPERS' is free from any encumbrances or charges whatsoever and the 'OWNERS /VENDORS' have full and absolute authority to sell and alienate the same to the 'PURCHASERS / DEVELOPERS' .

4 (g) That the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' have not entered into any other Agreement/s , deed/deeds or arrangements or contract with any other person in respect of the 'SAID PROPERTY' and that they have also not incurred or done any acts by which they have in any manner suffered any liability or are precluded from entering into the present Agreement with the 'PURCHASERS / DEVELOPERS'.

4 (h) The "OWNERS /VENDORS" and the 'CONFIRMING PARTY' do hereby assure the 'PURCHASERS / DEVELOPERS' about their ownership and marketability of title to the 'SAID PROPERTY'.

5. That in case it is found that title of the 'OWNERS /VENDORS' to 'SAID PROPERTY' 'OWNERS /VENDORS' is not clear or marketable or has any defects as per clause 4 or 'SAID PROPERTY' is not free from any encumbrance , due to act of 'OWNERS /VENDORS' and 'CONFIRMING PARTY' and if 'PURCHASERS / DEVELOPERS' finds it difficult to develop 'SAID PROPERTY' and / or sale the Residential and Commercial units



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other then offered to the 'OWNERS / VENDORS' and 'CONFIRMING PARTY', due to court order or any litigation arises due to action or deed of "OWNERS /VENDORS" or 'CONFIRMING PARTY' or 'OWNERS /VENDORS' and 'CONFIRMING PARTY' jointly or due to third person then;

5 a. "OWNERS /VENDORS" and 'CONFIRMING PARTY' shall settle the dispute or court case or litigation at their cost.

5 b. 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall clear the encumbrance or defects in title or any problem due to which 'PURCHASERS / DEVELOPERS' finds to develop the 'SAID PROPERTY'.

5 c. That 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall demarcate 'Said Property' and handover vacant and peaceful possession of 'Said Property'.

5 d. That failing to clear the difficulties as mentioned herein above then 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall be liable to the 'PURCHASERS / DEVELOPERS' in terms of law against all losses.



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5e. That 'PURCHASERS / DEVELOPERS' shall be entitled for further get the extension of the time till all problems are solve by the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' for completion of the construction work and handover the possession of the Flats to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' as agreed herein above in clause 2.

6. That "OWNERS /VENDORS" and 'CONFIRMING PARTY' hereby agree and confirm that the possession of the 'SAID PROPERTY' is handed over to the 'PURCHASERS / DEVELOPERS' for the purpose of the development and sale. That from the date of execution of this agreement 'PURCHASERS / DEVELOPERS' shall be entitled to enter unto the 'SAID PROPERTY' and develop the 'SAID PROPERTY' as per the approved plans/revised plans.

6 (a) That 'PURCHASERS / DEVELOPERS' shall construct all residential and commercial units as per the approved plans and after obtaining the necessary permission from all the concern government /semi government and local bodies/ authorities.



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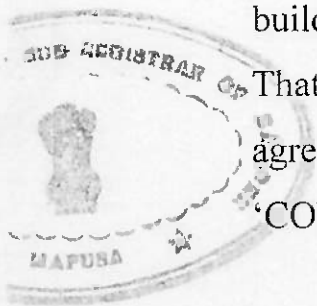
6 (b). That 'PURCHASERS / DEVELOPERS' shall obtain all approval / Technical clearance, certificate, No objection letters, permission, Licences, from TCP, Village Panchayat, Health, electricity department, Labour department, PWD, RERA or any other authority from time to time.

6 (c). The 'PURCHASERS / DEVELOPERS' shall invest all money and other resources required for construction of the Residential and Commercial units in 'SAID PROPERTY' and all responsibility, costs, expenses, risk and liability for construction of the said residential building shall be solely of the 'PURCHASERS / DEVELOPERS'.

That 'PURCHASERS / DEVELOPERS' shall construct the Flats agreed to be handed over to the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' at 'PURCHASERS / DEVELOPERS'.

6 (d) . That 'PURCHASERS / DEVELOPERS' shall ensuring every part of the project is legal and incase any part is constructed beyond plan then 'PURCHASERS / DEVELOPERS' shall get said part approved by revised plan.

6 (e) 'PURCHASERS / DEVELOPERS' shall engage services of Advocate, Architects, Engineers, Contractors, Laborers, Workers and other personnel(s) as may be required for the purposes of construction of the residential building and either through them or itself supervise the construction and pay their fees. The entire responsibility of



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Labourers / workers engaged towards their safety, PF, ESI, Wages to be paid etc lies entirely on the 'PURCHASERS / DEVELOPERS'

6 (f) 'PURCHASERS / DEVELOPERS' shall Obtain completion /Occupancy Certificate for the Residential and Commercial project. Further after Occupancy, the water supply connections, STP commissioning, health / Pollution Consent to operate, Installation of Electric Transformer, Electric meter and electric connections shall be done within the scheduled completion time by the PURCHASERS/DEVELOPERS', so that the building premises and completed in all respects , along with construction and hand over of the Amenities proposed in the project.

6 (g) 'PURCHASERS / DEVELOPERS' shall ensure all and every other thing necessary for construction of the Residential and Commercial project which is not expressly forbidden by or under this Agreement.

6(h) On execution of this agreement , the 'PURCHASERS / DEVELOPERS' shall be at liberty to prepare, sign and present all documents , papers , plans for the development of the SAID PROPERTY and submit the same to the appropriate authorities. That further 'PURCHASERS / DEVELOPERS' shall be entitled to change /revise the plan from time to time (without disturbing the flats agreed to be allotted to the "OWNERS /VENDORS" and 'CONFIRMING



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PARTY' or with written consent of the 'OWNERS /VENDORS' and 'CONFIRMING PARTY')

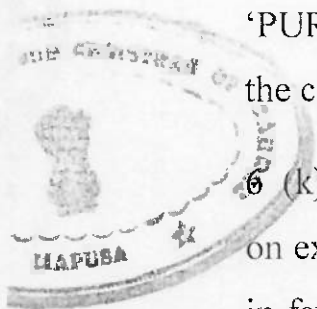
6 (i) That the 'PURCHASERS / DEVELOPERS' shall sign, present such approved plan of the Building to the Village Panchayat, Health , electricity or any other government or local body for License/approval/permission etc.

6 (j) It is specifically agreed that the "OWNERS /VENDORS" and 'CONFIRMING PARTY' that in addition to this agreement they shall execute necessary power of attorney to facilitate the 'PURCHASERS / DEVELOPERS' in obtaining all permission from the concerned authorities.

6 (k) The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' on execution of this Agreement, execute a General Power of Attorney in favour of 'PURCHASERS / DEVELOPERS' hereto to sign all the applications, plans, papers, affidavits, court papers, representation etc.

6 (l) It is hereby specifically agreed by 'OWNERS /VENDORS' and 'CONFIRMING PARTY' that in the event of any additional F.A.R. and/or F.S.I. being made available to the 'SAID PROPERTY' at any future date prior to the conveyance of the 'SAID PROPERTY' then the 'PURCHASERS / DEVELOPERS' shall be solely entitled to enjoy/sale benefit of such increase in FAR or FAS thereof.

7. That the 'PURCHASERS / DEVELOPERS' shall get the building plans approved at their own cost and provide copy of the said Plan to



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PARTNER

the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' and 'OWNERS / VENDORS' and 'CONFIRMING PARTY' shall choose the flats as agreed to them and it shall be written down by memorandum of understand (MOU). That once such flats are chosen by the "OWNERS / VENDORS" and 'CONFIRMING PARTY' and MOU is executed then 'PURCHASERS / DEVELOPERS' shall be free to sale/lease/gift or transfer any other legal mode the remaining Residential and Commercial units to the prospective buyers without making the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' to said agreement to sale or any other deed with prospective purchasers. "OWNERS / VENDORS" and 'CONFIRMING PARTY' expressly and specifically have no objection for such sale/gift/lease or enter into any other agreement /deed with respect to remaining Residential and Commercial units.

8. In the event that the 'PURCHASERS / DEVELOPERS' fails to deliver possession of the said Flats as agreed to the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' within the time stipulated hereinabove due to any action force majeure, action of God or Nature or due to pandemic or any reason beyond the control of the 'PURCHASERS / DEVELOPERS', in such situation 'OWNERS / VENDORS' and 'CONFIRMING PARTY' shall grant to the 'PURCHASERS / DEVELOPERS' additional time for delivery of possession of the said flats as per time consumed by such force



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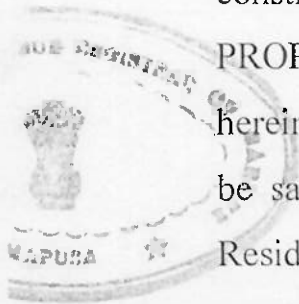


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PARTNER

majeure, action of God or Nature or due to pandemic or any reason beyond the control of the 'PURCHASERS / DEVELOPERS' exist.

9. That upon the execution of this agreement, the 'PURCHASERS / DEVELOPERS' shall be entitled to put up a hoarding on the 'SAID PROPERTY' displaying the elevation of the proposed building and other particulars at the discretion of the 'PURCHASERS / DEVELOPERS' and invite the prospective buyers for the purchase of the Residential and Commercial units etc .

9 (a)The 'PURCHASERS / DEVELOPERS' shall be entitled to construct Residential and Commercial units on the 'SAID PROPERTY' in the name known as ' Sai Narayan Heritage ' only herein after referred as 'Said Project' in accordance with the plans to be sanctioned by the relevant Government authorities and sell the Residential and Commercial units in the 'Said Project' on what is known as "Ownership basis" to prospective buyers /investor and on such terms and conditions as the 'PURCHASERS / DEVELOPERS' may deem fit without making party to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' , but with the exclusion of the Flats agreed to be allotted to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' . The residential project shall be a gated community with lifts, car parking, and amenities such as swimming pool , gym, club house.



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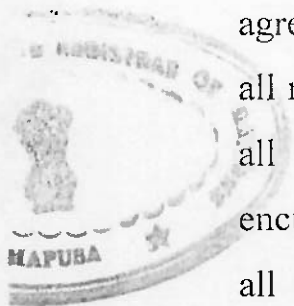
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PARTNER

9 (b) That 'PURCHASERS / DEVELOPERS' shall receive the consideration in their name from the prospective buyers /investors and the rates of the Residential and Commercial units shall be fixed by the 'PURCHASERS / DEVELOPERS' only and 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall not have any say in it.

9 (c) The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall make a marketable title to the 'SAID PROPERTY' hereby agreed to sale, to the 'PURCHASERS / DEVELOPERS' free from all reasonable doubts and shall at their own costs and expenses get in all the outstanding estate and clear all defects in title and all encumbrances and claims on or to the 'SAID PROPERTY' including all claims by way of taxes, sale, Mortgage, Exchange, gift, trust, inheritance, possession, easement, lease, lien or any other reason .

9(d) That The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall make all documents available to the prospective purchasers of the Residential and Commercial units from the 'PURCHASERS / DEVELOPERS' to obtain loan from the Bank or Financial institution.

9 (e) If the Owners/Vendors and the Confirming Party fails to make out a marketable title to the SAID PROPERTY hereby agreed to be sold free from all reasonable doubts, or if due to any third party



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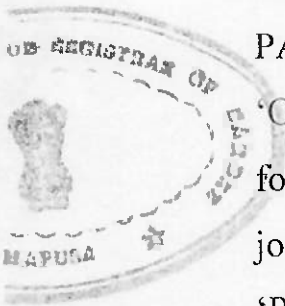
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PARTNER

claims/defect found to the said property including all claims by way of sale, Mortgage, Exchange, gift, trust, inheritance, possession, easement, lease, lien, encroachment or otherwise ,the Builder/Developer shall not incur any liability if it is unable to complete the construction as agreed herein. Then what The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall be liable to pay as per clause 5 specifically clause 5(c) .

9 (f)That after completion of construction of Flats agreed to be allotted to the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' the 'PURCHASERS / DEVELOPERS' shall invite the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' in writing for a joint inspection on mutually convenient date (s). Then during joint inspection if there is any defect of the construction work, the 'PURCHASERS / DEVELOPERS' shall rectify, restore and repair such defective work at their cost. Thereafter if everything is found all right & the apartments are complete in all respect in habitable condition, the "OWNERS /VENDORS" and 'CONFIRMING PARTY' will take over the possession of their flats the electric supply and water supply is made available , and lift made functional to the said building block, and can occupy and stay / rent the said units, and amount payable by the "OWNERS / VENDORS" and 'CONFIRMING PARTY' are paid to the 'PURCHASERS / DEVELOPERS' as mentioned herein below.



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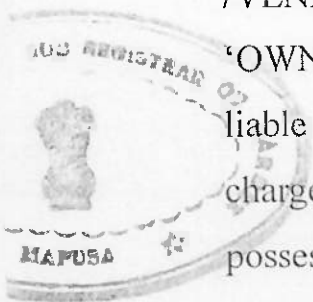
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PARTNER

9 (g) That after executing agreement to sale or any other document with the prospective buyers/investors of the Residential and Commercial units by the 'PURCHASERS / DEVELOPERS' such prospective buyers/investors shall be entitled to obtain loan from any financial Institute or Bank and shall mortgage the concerned flat only with such Bank or financial institution which is agreed to sell to such prospective buyers/investees.

9 (h) It is hereby agreed that in respect of the flats agreed to be constructed by the 'PURCHASERS / DEVELOPERS' for 'OWNERS /VENDORS 'and 'CONFIRMING PARTY' as aforesaid, the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall be liable to pay all such costs and charges towards (a)maintenance charges, (b) sinking fund for each flat at the time of handing over the possession of their respective Flats.

9 (i) It is agreed by the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' that on having received possession or called upon to receive the possession of the flats allotted to them in lieu of the cost of land, the 'OWNERS /VENDORS 'and 'CONFIRMING PARTY' shall execute a Deed of Sale concerning 'SAID PROPERTY' in favour of the Society if any formed or individual sale deed with prospective buyers/ buyer of Residential and Commercial units



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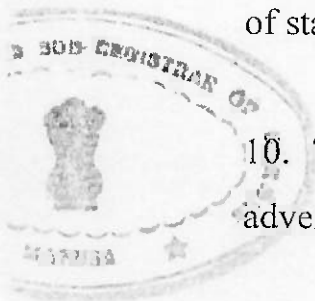
9 (j) In case sale deed is executed with society then cost of such formation of Society and cost of the stamp duty and registration fee of the sale deed in favour of the Society shall be borne by owners of such Residential and Commercial units including 'OWNERS /VENDORS' and 'CONFIRMING PARTY' herein . That contribution of forming the society and execution of sale deed in favour of the society shall be made in ratio of the area of the units.

9 (k) That in case sale deed are made in individual Residential and Commercial units, prospective buyers /investors shall bear the cost of stamp duty , registration fee and other charges as applicable .

10. That 'PURCHASERS / DEVELOPERS' shall be entitled to advertise , market , issue notices in their name.

11. The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' agree to contribute and pay towards their share as per actual towards sinking fund, Society Deposit, Monthly maintenance which includes common electricity bills, water bills, Watchmen/security, Gardeners maintenance of Elevators, any other amenities or any other common charges towards maintenance of the Complex as required, within 15 days after taking the possession of their respective units .

12. The 'OWNERS /VENDORS' and 'CONFIRMING PARTY' shall pay the taxes/fees/cess in respect of the 'SAID PROPERTY' up

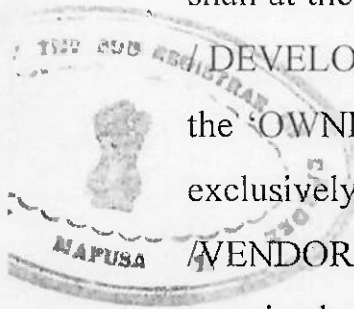


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PARTNER

to the period of the execution of this Agreement and thereafter the 'PURCHASERS / DEVELOPERS' shall be solely responsible to pay the same till possession of Flats are handed over to the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' and also to the prospective buyers till society is formed or sale deeds are executed or possession is handed over to prospective buyers or prospective buyers are called upon to take possession.

13. The 'OWNERS / VENDORS' and 'CONFIRMING PARTY' shall at the time of completion of sale, deliver to the 'PURCHASERS / DEVELOPERS' or their nominees all Original documents of title of the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' which exclusively relate to the SAID PROPERTY, however 'OWNERS / VENDORS' and 'CONFIRMING PARTY' shall make available notarized true copies of all the original documents to the 'PURCHASERS / DEVELOPERS' as and when requested.

14.- It is specifically agreed and confirmed by the 'OWNERS / VENDORS' and 'CONFIRMING PARTY' that the possession of the 'SAID PROPERTY' shall be of the 'PURCHASERS / DEVELOPERS' until the Conveyance is executed.



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PARTNER

15. In the event of any dispute concerning the terms of this Agreement the Parties hereto agree to refer the matter to Civil Court at Mapusa only.

16. It is hereby specifically agreed by the 'OWNERS /VENDORS' and 'CONFIRMING PARTY' that all documents with respect to, agreements/deed /legal work/court papers/ Society formation or any other legal document shall be drafted by the advocate of the 'PURCHASERS / DEVELOPERS' only. That drafts will be exchanged for confirmation of the 'OWNERS /VENDORS' and 'CONFIRMING PARTY'.

17. All the notices /communication / letters shall be served by all parties to this agreements to each other by registered post only at the address mentioned herein above. That change of the address shall be intimated in writing by parties to this agreement. Once registered letters are posted by registered post then all notice /letters/communication shall be deemed to be served on concerned parties.

18. That all the notices /communication / letters can be communicated by registered post at the address mentioned hereinabove , whatsapp message at below mobile number or email address mentioned herein



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below and all notices /communications / letters once posted by registered AD the address mentioned hereinabove , posted on to said mobile number or email address it shall be deemed to be served on the parties. Change of the address if any should be communicated in writing to each other.

“OWNERS /VENDORS” :-

1) NARENDRA B CHIKHLIKAR

Mobile :- [REDACTED] 0

Email:-[REDACTED] com

2) SHITAL S CHIKHALIKAR

Mob : 9 [REDACTED]

Email:-[REDACTED].com

‘CONFIRMING PARTY’ :-

ABHIYANT HOMES L.L.P

Through it's Partner

SHRI. NITIN SANKHALKAR

Mobile :- [REDACTED]

Email:- [REDACTED] 1



Mail



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PARTNER

‘PURCHASERS / DEVELOPERS’:-

M/S. AAI INFRASTRUCTURES

Through it's Partner

MR. BRAMHANAND NARASU PATIL

Mobile :- 7

Email :- aa

19 That all parties shall pay their income tax as per law.

20. All the parties are entitled for specific performance of the this agreement.

SCHEDULE - I

(Description of the said Property)

All that property identified as “CHIKALI” also known as” COIRALICHO MANDDO” admeasuring 2175 Sq mts bearing Survey No.352/5 of Village Colvale, situated at Colvale, within the limits of Village Panchayat of Colvale, Taluka and Registration Sub



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Mr. K. K. K.



Signature

Patil

PARTNER

District of Bardez, District of North Goa in the State of Goa, which property is described in the office of Land Registrar Bardez under no.22013 at folio 11 overleaf of Book B-57 (new) but is not enrolled in the Taluka Revenue Office.

The said property is bounded as under:-

Towards the North:- By Property bearing Survey no.352/4.

Towards the South :-By Public Road.

Towards the East :- By Property bearing Survey no.345.

Towards the West :- By Public Road.

SCHEDULE -II

(Specifications)

(BRIEF DESCRIPTION AND SPECIFICATION OF THE SAID FLATS)

The Structure: The building will be R.C.C. frame structure with M-20 grade concrete and steel of grade Fe 415. And External walls shall be of 23/20cms thick laterite masonry/cement concrete blocks and internal walls will be 10 cms thick brick masonry.

Flooring:

The flooring will be of vitrified tiles of reputed make for the entire flat with matching skirting except toilets. For toilets and bathrooms the



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flooring will be of anti-skid ceramic tiles and dado will be of designer ceramic tiles of reputed make up to ceiling height.

Internal Decor:

All walls and ceiling will be painted with paint of reputed make.

Doors:

The main door will be a designer flush door and internal door will be solid flush doors of 1-1 ½ thickness. The door frames of the main door shall be of teakwood.

Windows:

The windows and balconies will be aluminum sliding windows with at least 4 mm thick glass of reputed make and the frames are powder coated. All window bottom sills will be of marble.

Kitchen:

The kitchen will have 1 granite platforms with stainless steel sink with drain board. Electrical points for water purifier, Exhaust fan, refrigerator, microwave oven, mixer/grinder and exhaust points will



Lead



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PARTNER

be provided. The kitchen will have wall tiling 60 cms above the platform.

Bathroom and Toilet:

The bathroom and toilet doors will be solid flush doors. There will be 1 washbasin, 1 shower and 1 white commode (western) with bathroom fitting of Crab Tree or equivalent and premium sanitary fitting.

Electrical Installations:-

The electrical wiring will be concealed. Adequate power points for telephones, cable/DTH, and A.C. point will be provided in the drawing room and bedrooms. The lift will be with ARD facility.

IN WITNESS WHEREOF the Parties hereto have signed on this day month and year hereinabove mentioned and this deed is typed on full stamp duty of Rs. 7,00,000/- (as conveyance as possession of the property is handed over to the Vendors) and Registration fee of Rs. 4,20,000/- and processing fee of Rs. 2,500/- is paid by respective e-challans.



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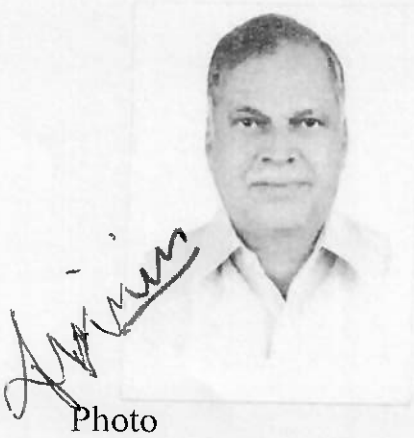
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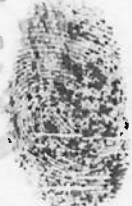
SIGNED AND DELIVERED

‘OWNERS /VENDORS’



Photo

SHRI. NARENDRA BHIKAJI NAIK CHIKHALIKAR for self and
as POA to Smt. NEELA NARENDRA NAIK CHIKHALIKAR

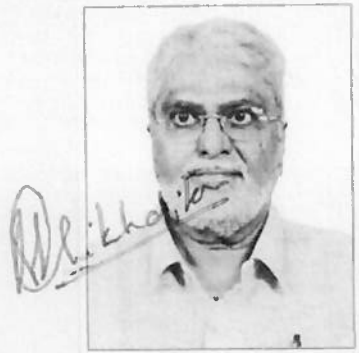
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ABHIYANT INFRASTRUCTURES
PARTNER

‘OWNERS /VENDORS’

M. Lakshmi



SHRI. SHITAL SHIVRAM NAIK CHIKHALIKAR for self and as
POA to SMT.MEERA SHITAL NAIK CHIKHALIKAR

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M. Lakshmi
Meera
Shital
INFRASTRUCTURES
PARTNER

‘PURCHASERS / DEVELOPERS’

AAI INFRASTRUCTURES

Bhat

PARTNER

M/S. AAI INFRASTRUCTURES



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Through it's Partner MR. BRAMHANAND NARASU PATIL

for self and as Power of Attorney for

MR. NARASU BHARMU PATIL

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PARTNER

‘CONFIRMING PARTY’

Leena



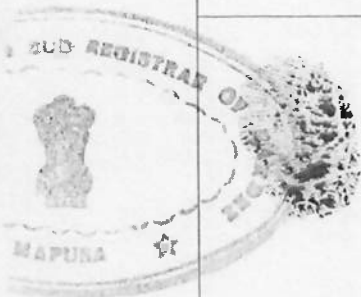
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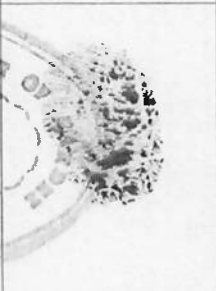
ABHIYANT HOMES L.L.P

Through it’s Partner SHRI. PAREEN KESHAV NAIK

through his Power of Attorney

MRS. LEENA DINESH NAIK



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Leena



Leena



Leena
PARTNER

‘CONFIRMING PARTY’

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ABHIYANT HOMES L.L.P

Through it's Partner

SHRI. NITIN N. SANKHALKAR

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PARTNER

‘CONFIRMING PARTY’



VK
M/S ABHIYANT HOMES L.L.P

Through it's Partner

SHRI. VISHVESH. V KARE

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Shri. Vishvesh V Kare



Shri. Vishvesh V Kare
INFRASTRUCTURES
PARTNER

WITNESSES:



1. Mr. Prashant Shankar Patil

R/o [REDACTED] Board,

Tivri [REDACTED] 403502

Mob. [REDACTED]



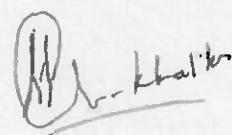


2. Mr. Teias Naravan Chavan

R/o [REDACTED] usa,

Bar

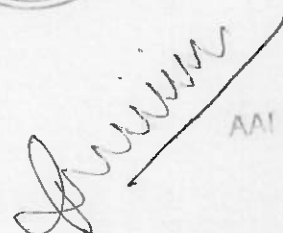
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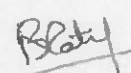








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FORM I & XIV

नमूना नं १ व १४

Date : 16/04/2025

Page 1 of 2

Taluka BARDEZ
तालुका
Village Colvale
गांव
Name of the Field Chikali
शेताने नांव

Survey No. 352
सर्वे नंबर
Sub Div. No. 5
हिरना नंबर
Tenure
गता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice वरी	Khajan खाजन	Kei केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.21.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.21.75

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

Pot-Kharab पाट खराब

Remarks शेर

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	0000.21.75

Assessments आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant करोबेदाराचे नांव	Khata No. खाने नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlkar		60756	
2	Shital Shivram Naik Chikhalikar Alias Shital Shivram Chikhalikar		70192	

S.No.	Name of the Tenant कृळाचे नांव	Khata No. खाने नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Nil			

Other Rights इतर हक्क
Name of Person holding rights and nature of rights:
इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार

Nil

Mutation No.
फेरफार नं

Remarks
शेर

H. H. H.

J. J. J.

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B. B. B.

PARTNER





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FORM I & XIV

नमूना नं १ व १४

Date : 16/04/2025

Page 2 of 2

Taluka BARDEZ
तालुका
Village Colvale
गांव
Name of the Field Chikali
शेताने नांव

Survey No. 352
सर्वे नंबर
Sub Div. No. 5
हिरगा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकायत्नातील शेतवाचना तपशील

Details of Cropped Area											पिकच्याबाबत क्षेत्राचा माहिती	
Year वर्ष	Name of the Cultivator लायण करणाऱ्याचे नांव	Mode शेत	Season भागस	Name of Crop पिकाचे नांव	Irrigated वागायत Ha/Are Sq Mts ह.आर. चौ.मी.	Unirrigated जिरायत Ha/Are Sq Mts ह.आर. चौ.मी.	Land not Available for cultivation नायिक जमीन		Source of irrigation मिशनारा प्राति	Remarks थरा		
					Nature प्रकार	Area क्षेत्र Ha/Are Sq Mts ह.आर. चौ.मी.						
	-----Nil-----											
End of Report												

End of Report

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



SUB REGISTRAR OF

The record is computer generated on 16/04/2025 at 11:26:32AM as per Online Reference Number - 100019726839 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>

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PARTNER



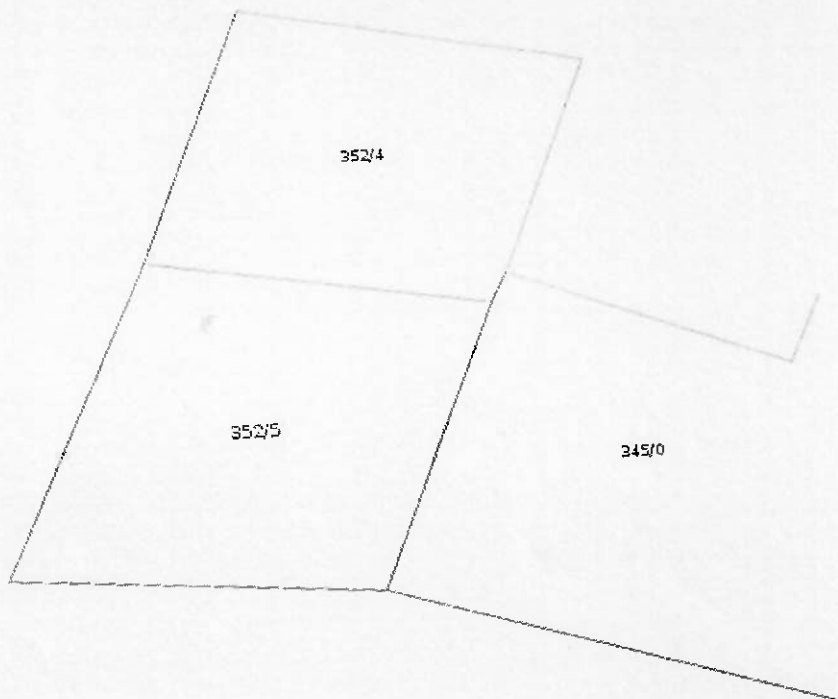


Government of Goa
Directorate of Settlement and Land records

Survey Plan
Bardez Taluka, Colvale Village
Survey No.: 352, Subdivision No.: 5

Scale 1:1000

Reference No.: REV192593101



AAI INFRASTRUCTURES

BBT

PARTNER

M. K. Lal

Pravin



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NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Apr-2025 03:58:51 pm

Document Serial Number :- 2025-BRZ-2145

Presented at 03:46:37 pm on 17-Apr-2025 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	
2	Registration Fee	
3	Tatkal appointment fee	
4	Processing Fee	
Total		

Stamp Duty Required

0/-

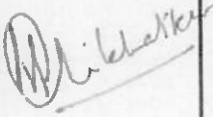
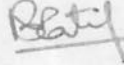
Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BRAMHANAND NARASU PATIL Partner Of M/S. AAI INFRASTRUCTURES ,Father Name:Narasu Patil,,Age: 29, Marital Status: ,Gender:Male,Occupation: Business, Address1 - B-5, Room No. 7, Vasundhara Co. Housing Society Navghar, Navi Mumbai, 400707, Address2 - , PAN No.:			 AAI INFRASTRUCTURES PARTNER

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NARENDRA BHIKAJI NAIK CHIKHALIKAR Alias NARENDRA BHIKAJI CHIKHLIKAR , Father Name:Bhikaji Naik Chikhalikar, Age: 72, Marital Status: Married ,Gender:Male,Occupation: Other, Hrushikesh, G/002, Apna Ghar Unit No.1, S.S. Nagar, Andheri (w), Mumbai- 400053, PAN No.:			
2	NARENDRA BHIKAJI NAIK CHIKHALIKAR Alias NARENDRA BHIKAJI CHIKHLIKAR , Father Name:Bhikaji Naik Chikhalikar, Age: 72, Marital Status: ,Gender:Male,Occupation: Unemployed, Hrushikesh, G/002, Apna Ghar Unit No.1, S.S. Nagar, Andheri (w), Mumbai- 400053, PAN No.: G , as Power Of Attorney Holder for NEELA NARENDRA NAIK CHIKHALIKAR Alias NEELA NARENDRA CHIKHLIKAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SHITAL SHIVRAM NAIK CHIKHALIKAR Alias SHITAL SHIVRAM CHIKHALIKAR , Father Name:Shivram Naik Chikhalikar, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Unemployed, H No. 706, Bhagya Laxmi, Kennedy Bridge, Opera House, Mumbai400004, PAN No.:			
4	SHITAL SHIVRAM NAIK CHIKHALIKAR Alias SHITAL SHIVRAM CHIKHALIKAR , Father Name:Shivram Naik Chikhalikar, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, H No. 706, Bhagya Laxmi, Kennedy Bridge, Opera House, Mumbai400004, PAN No.: , as Power Of Attorney Holder for MEERA SHITAL NAIK CHIKHALIKAR Alias MEERA SHITAL CHIKHALIKAR			
5	BRAMHANAND NARASU PATIL Partner Of M/S. AAI INFRASTRUCTURES , Father Name:Narasu Patil, Age: 29, Marital Status: ,Gender:Male,Occupation: Business, B-5, Room No. 7, Vasundhara Co. Housing Society Navghar, Navi Mumbai, 400707, PAN No.:			AAI INFRASTRUCTURES  PARTNER
6	BRAMHANAND NARASU PATIL , Father Name:Narasu Patil, Age: 29, Marital Status: ,Gender:Male,Occupation: Business, R/o. B-5, Room No. 7, Vasundhara Co. Housing Society Navghar, Navi Mumbai, 400707, PAN No.: , as Power Of Attorney Holder for NARASU BHARMU PATIL Partner Of M/S. AAI INFRASTRUCTURES			AAI INFRASTRUCTURE  PARTNER
7	NITIN N. SANKHALKAR Partner Of ABHIYANT HOMES L.L.P , Father Name:Nililkant P Sankhalkar, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, H No 42/3 Purshottam Niwas Paithona Slavador –do – Mundo, PAN No.:			
8	VISHVESH. V KARE Partner Of ABHIYANT HOMES L.L.P , Father Name:Vishnudas Kare, Age: 37, Marital Status: ,Gender:Male,Occupation: Advocate, 649-B Vishukrupa Padmanarayan Estate Jeevottam Mutt Area, Gogol Fatorda South Goa, PAN No.:			
9	LEENA DINESH NAIK , Father Name:Keshav U Naik, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, H No 174 /2 Almeida Ville , Dr. Barganza road, St Inez Panaji Goa, PAN No.: , as Power Of Attorney Holder for PAREEN KESHAV NAIK Partner Of ABHIYANT HOMES L.L.P			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Tejas Narayan Chavan ,Age: 23,DOB: 2001-05-18 ,Mobile: 4 ,Email: ,Occupation:Service , Marital status : Married , Address:403507, 30/2, 30/2, 30/2 Duler Mapusa Bardez Goa, Duler Bardez, Mapusa, Bardez, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Prashant Shankar Patil, Age: 50, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403502, A1 Park Canca Board Tivim Bardez Goa, A1 Park Canca Board Tivim Bardez Goa, Tivim, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-2145



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Book :- 1 Document Registration Number :- BRZ-1-2141-2025 Date : 17-Apr-2025

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

SUB-REGISTRAR
BARDEZ

