

(Rupee Fourteen Lakh Sixty Two Thousand Five Hundred Only)

Phone No:  
Sold To/Issued To:  
Aekri Infrastructure  
For Whom/ID Proof:  
Pancard



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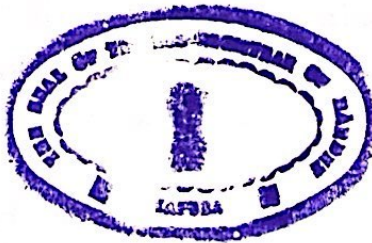
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For CITIZEN CREDIT™  
CO-OP BANK LTD

*[Signature]*  
Authorised Signatory

Name of Purchaser AEKRI INFRASTRUCTURE PRIVATE LIMITED



2022-BR2-3306

15/07/2022

**DEED OF SALE**

*[Signature]*

*[Signature]*

For AEKRI INFRASTRUCTURE PVT. LTD.

*[Signature]*

Director

This **DEED OF SALE** is executed in the City of Mapusa on this Thirteenth day of the month of July in the Year Two Thousand and Twenty Two (13/07/2022).

**BETWEEN**

**1.MR. MEHBOOB ISMAIL VIRANI**, son of Ismail Jusab Virani, age about 67 years, married, business, Indian National, Holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], and his spouse **2. MRS. YASMIN MEHBOOB VIRANI**, daughter of Badruddin Hasan Abjani, age about 65 years, married, housewife, Indian National, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], both residents of H no. 96/A, Virani Niwas, Ambedkar road, Feire Alto, Mapusa, Bardez-Goa; 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, legal representatives, executors, administrators or any other persons legally, equitably or otherwise claiming through them) **OF THE FIRST PART.**

**AND**

**AEKRI INFRASTRUCTURE PRIVATE LIMITED**, a company registered under the Indian Companies Act, bearing CIN no. U70109DL2022PTC400499, holding PAN card bearing no. [REDACTED], having office at H.No: 367, second floor, Block-11, Sunder Vihar, Nangloi, Pole no.

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For AEKRI INFRASTRUCTURE PVT. LTD.

*[Handwritten signature]*

Director

R184, Paschim Vihar, New-Delhi-110087; hereinafter called as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, legal representatives, executors, administrators or any other persons legally, equitably or otherwise claiming through it) **OF THE SECOND PART.**

**WHEREAS** the Purchaser is represented by its Directors 1) **MISS. JASSI KUSHWAHA**, daughter of Mr. Ganga Prasad Kushwaha, age about 26 years, spinster, business, Indian National, holding PAN card bearing no. [REDACTED] holding Aadhaar card bearing no. [REDACTED], resident of H no. B801, Manisha Tower CGHS Ltd., Plot no 7 B, Phase I, Near Basava International School, Dwarka , Sector 23, Delhi-110077 and 2) **MRS SWARAN LATA ARORA**, daughter of Ram Chander, age about 60 years, married, business, Indian National, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED]; resident of H.no. 367, second floor, Near Ram Mandir, Sunder Vihar, Paschim Vihar, New Delhi, Delhi-110087.

**AND WHEREAS** for the purpose of signing and execution of this deed the directors have authorized **MR. GANGA PRASAD KUSHWAHA**, son of Mr. Ram Kamal Kushwaha, age about 49 years, married, business, Indian National, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], resident of H.No. B-801, Manisha Tower, CGHS Ltd, Plot no.7B, Phase-1, near Basava International School, Dwarka

For AEKRI INFRASTRUCTURE PVT. LTD.




Director

Sector-23, South West, Delhi- 110077, vide Board resolution dated 13/07/2022 to sign present and execute the present deed on behalf of the purchaser.


**WHEREAS** there exist an Immovable property which is a plot of land, admeasuring an area of 6135 sq.mts., which is originally part and parcel of the property **GOLPONEMCHEM PALSEN** or **"PIRZONA"** situated at Village **Moira**, within the limits of Village Panchayat of Moira, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, found surveyed for the purpose of Record of Rights under survey no. **122** , **sub division no. 1-A** of the village of Moira, Bardez Goa, which Property is found described in the Land Registration Office under Description No. 6988 of Book B-18 New and not found enrolled in the Taluka Revenue Office for Matriz Predial. The above described property is hereinafter specifically described in **SCHEDULE NO I** hereinafter and shall referred to as **"SAID PROPERTY"**.

**AND WHEREAS** said property originally belong to Comunidade of Moira and was given on Aforamento Basis to one Mr. Caitano Xavier Correa from Moira vide Order dated 2<sup>nd</sup> June 1892 of Governor General and that on 9<sup>th</sup> January 1894, the Administrator of Comunidade of Bardez granted final possession of the **SAID BIGGER PROPERTY** in favour of the said Mr. Caitano Xavier Correa from Moira and found inscribed at No. 4321 of Book G-6/327 dated 28<sup>th</sup> October 1896.



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For AEKRI INFRASTRUCTURE PVT. LTD.  
  
 Director

**AND WHEREAS** said Mr. Caitano Xavier Correa sold the aforesaid property to one Ana Paula Dorotea de Nazareth, wife of Jose Salvador de Souza vide deed of sale dated 3<sup>rd</sup> August 1895 having described accordingly under No. 6988 of Book B-18 New and found inscribed on 28<sup>th</sup> October 1896 under No. 4321 of Book G-6/327 in the name of said Ana Paula Dorotea de Nazareth.

**AND WHEREAS** Vide Deed of Partition and Gift dated 02/12/1930 executed between the said Ana Paula Dorotea de Nazareth, widow of Jose Salvador de Souza and Graciano Wenceslau de Sousa and his wife, Carlota Santana de Sousa; Marcelino Felicio de Sousa and his wife, Purificacao Escolastica Mendes and Cirilo Sebastiao de Sousa (unmarried), half of the originally bigger property of which said property was part of, was allotted in favour of Ana Paula Dorotea de Nazareth, widow of Jose Salvador de Souza and one-fourth was allotted in favour of Graciano Wenceslau de Sousa and his wife, Carlota Santana de Sousa and Cirilo Sebastiao de Sousa. Further vide same Deed of Partition and Gift dated 02/12/1930, the said Ana Paula Dorotea de Nazareth, widow of Jose Salvador de Souza gifted her half share in favour of Graciano Wenceslau de Sousa and his wife, Carlota Santana de Sousa and Cirilo Sebastiao de Sousa.

**AND WHEREAS** vide Deed of sale dated 17/10/1994, registered before Sub- Registrar of Bardez, Mapusa- Goa under Registration No. 1221 of Book No. I, Volume No. 309 dated 14/07/1995, said Mr. Joaquim Casiano Nazareth and his wife, Mrs. Elsy Nazareth alias Maria Elsi D' Souza

*J. Casiano* *M. Elsy*

For AEKR INFRASTRUCTURE PVT. LTD.

*[Signature]*

Director

as only legal heirs of Graciano Wenceslau de Sousa and his wife, Carlota Santana de Sousa and the said Mr. Curio Sebastiao de Souza sold the said property to M/s. United Builders And Developers, a Registered Partnership Indian Firm.

**AND WHEREAS** the said M/s. United Builders And Developers, a Registered Partnership Firm initiated Partition Proceedings under the provisions of Land Revenue Code to partition the said property admeasuring **6135 sqmts**, from original bigger property and vide Order dated 15/02/1996 passed by the Deputy Collector And Sub Divisional Officer Mapusa, Sub Division, Mapusa-Goa in Case No. 15/132/95/Part/Land/1699, the said plot admeasuring **6135 sq.mts**, forming part of the originally bigger property was accordingly was partitioned vide final order and was assigned a separate Survey No. 122/1-A of Village Moira, Bardez-Goa.

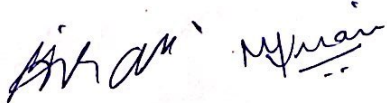
**AND WHEREAS** vide Deed of Sale dated 20/02/2007, registered before Sub-Registrar of Bardez, Mapusa-Goa under Registration No. 1251 at pages 289 to 304 of Book No. I, Volume No. 2031 dated 16/03/2007, M/s. United Builders and Developers, Registered Partnership Firm sold the **SAID PROPERTY** admeasuring **6135 sq.mts.** in favour of Mr. Mehboob Ismail Virani who is the present vendor.

**AND WHEREAS** in this manner the said VENDOR no.1 and Vendor no.2 by virtue of being married and governed under the regime of communion of assets and citizens of Goa have accordingly acquired the rights in the said property and became the absolute owners in

For AKRI INFRASTRUCTURE PVT. LTD.



Director



possession with respect to their share/right in the said property and have entered into quiet and peaceful joint and common 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 in common.

**AND WHEREAS** the VENDORS have declared and assured that the "**SAID PROPERTY**" is free from encumbrances, defects and that there is no litigation or acquisition proceedings in respect of "**SAID PROPERTY**".

**AND WHEREAS** the Vendors have further represented and declared to the PURCHASER that:

- a) The Vendors are exclusively entitled to own, hold, possess and deal in any manner with the **SAID PROPERTY**;
- b) The title of the Vendors to the **SAID PROPERTY** is clean, clear, unencumbered, marketable and subsisting;
- c) There are no litigation or any legal proceedings pending before any Court/Tribunal, Administrative Authority in respect of the **SAID PROPERTY**;
- d) The **SAID PROPERTY** is not subject to any new notice or Notification or proceedings under the Land Acquisition Act or Administration of Evacuee PROPERTY Act or any other law.

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For AEKRI INFRASTRUCTURE PVT. LTD.

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Director

- e) There are no mundkar/s and/or tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right or claim in or upon the **SAID PROPERTY**.
- f) There are no difficulties, legal hurdles, objection or otherwise for sale free from encumbrances on the **SAID PROPERTY**;
- g) The Vendors have not received any notices of acquisition/requisition from State Government or Central Government or any local authority with respect to the **SAID PROPERTY**.
- h) That there are no any litigations pending against vendor involving the said property in any court or before any authority filed by or against vendors.

**AND WHEREAS** now the said VENDORS having resolved to dispose off the SAID PROPERTY and have offered the same for sale to the Purchaser herein who desires to purchase the same on the representation and assurance given to him by the vendors, the said PURCHASER having approached the said VENDORS and having believed all the above mentioned representations that came to be made to him by the said VENDORS, did expressed his readiness and willingness to purchase the said property from the said VENDORS and shall herein after be referred to as "**SAID PROPERTY**" and more fully described in the **SCHEDULE I** hereinafter.

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For AEKRI INFRASTRUCTURE PVT. LTD.

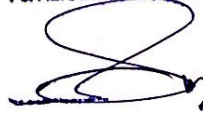
*[Handwritten signature]*, Director

**AND WHEREAS** upon negotiations held by and between the said VENDORS and the said PURCHASER, the said VENDORS have consented, agreed and have declared to sell said property to the said PURCHASER at and for agreed and declared consideration for sale/sale price for Rs. 3,25,00,000/- (rupees three crore twenty lakh only) which is the market value of the said property, free from all encumbrances, charges or demands whatsoever.

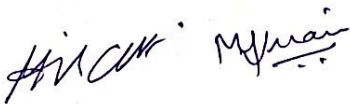
**NOW THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance of the said oral agreement and in consideration of the said amount of Rs. 3,25,00,000/- (rupees three crore twenty five lakh only), which is paid in the manner laid down in the schedule of payment bearing **Schedule no. II** hereinafter, by the said PURCHASER into the hands of the said VENDORS, the receipt of the entire sale consideration as agreed, consent and declared in full, they the said VENDORS do hereby acknowledge and give their full discharge to the said PURCHASER, the said VENDORS do hereby convey, transfer and assign unto and to the use of the said PURCHASER, its heirs, executors, administrators, legal representatives and assigns, **ALL THAT PIECE OR PARCEL OF LAND** which comprises the Said property, more specifically described in the Schedule I hereunder written and more particularly identified in the copy of the Survey Plan annexed hereto, **AND ALL THE RIGHT, TITLE, INTEREST, PROPERTY CLAIM AND DEMAND** whatsoever of the VENDORS unto or upon Said property, hereby conveyed unto the PURCHASER, its heirs, executors, administrators, legal representatives and

For AEKRI INFRASTRUCTURE PVT. LTD.



Director

assigns, absolutely and forever as ordinarily passed on such Sale.

2. The said VENDORS transfer unto the said PURCHASER the full possession, right and fruition of the Said property, that is sold with all its belongings, land strips and accesses leading to the same so that the said PURCHASER shall exclusively own the Said Property, on the undertaking that if the said VENDORS deprive the said PURCHASER from enjoying the Said Property or any part or parts thereof for defect of title or for any other cause, the said VENDORS shall be liable to compensate the PURCHASER in terms of law.



3. AND THE VENDORS do hereby covenant and declare for themselves, their heirs, executors, legal representatives and assigns, that they the VENDORS now have good right to convey the Said Property, unto the PURCHASER, its heirs, executors, administrators, representatives and assigns in the manner aforesaid.
4. AND THAT THE PURCHASER shall hereafter peaceably hold, use and enjoy the Said property, as its own chattel and property without there being any hindrance, interruption, claim or demand by or from the VENDORS or any other person whomsoever.
5. AND THE VENDORS do hereby also agree, represent and declare that their title to Said Property is clear, marketable and the same is without any claim or charge of whatsoever nature.

*Handwritten signatures of the vendors.*

For AEKRI INFRASTRUCTURE PVT. LTD.

*Handwritten signature of the Director.*

Director

6. The VENDORS also do hereby agree and undertake that they shall from time to time and at all times hereafter, do and execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the Said property and every part thereof unto the PURCHASER, its heirs, executors, legal representatives, administrators and assigns and for placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required to give a clear and marketable title to the said PURCHASER.
7. The Vendors hereby agree and undertake to save harmless, indemnify and keep indemnified the PURCHASER from time to time against all losses, charges, costs or expenses pertaining to sale and sale price suffered or incurred by the PURCHASER, by reason of:
- i. There being any defect in title of the Vendors to "**SAID PROPERTY**" conveyed hereunder; or
  - ii. There being any liens, charges, encumbrances on the "**SAID PROPERTY**" or portion conveyed hereunder; and/or
  - iii. There being any litigation with any person or persons as regards the title in the said portion conveyed hereunder.
8. That the Vendors shall at all times and at the request and cost of the PURCHASER do, execute and perform all such further acts, deeds and things as may be required by the PURCHASER, for the purpose of more perfectly conveying

For AEKRL INFRASTRUCTURE PVT. LTD.



Director

*Handwritten signatures of the vendors*

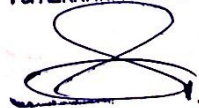
and assuring in favor of the PURCHASER, the **"SAID PROPERTY"** conveyed hereunder and/or for the purpose of recording and registering in the name of the PURCHASER the said portion conveyed hereunder in all Government records including Land Revenue and Land Survey records.

9. The Vendors and all the persons claiming under them do hereby covenant with the PURCHASER, that the Vendors have now lawfully been bounded with the **"SAID PROPERTY"** described in the schedule I herein under, free from encumbrances or defects, whatsoever and they have absolute authority to sell the **"SAID PROPERTY"** described in the schedule I.

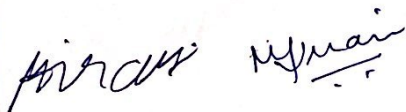
10. The Vendors hereby further covenant with the PURCHASER that in case the SAID PROPERTY hereby sold or any part thereof, is lost from the PURCHASER on account of any legal defects in the vendors right and title or the possession or quiet enjoyment of the SAID PROPERTY by the PURCHASER in any way is disturbed on account of some act or omission of the vendors or if anyone else claim any rights, title and interest paramount to the vendors then the vendors shall be liable and responsible for all the losses, damages, costs and expenses sustained by the PURCHASER.

11. The PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the SAID PROPERTY hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and

For AEKRI INFRASTRUCTURE PVT. LTD.



Director




benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the vendors or their heirs or any of them or by any person or persons claiming or to claim, from, under or interest from them or any of them.

12. That the PURCHASER shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the vendors and well and sufficiently saved, defended, kept harmlessly and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the vendors or by any other person or persons claiming or to claim by, from under or interest for them.

13. 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 absolute and exclusive property of the PURCHASER and the PURCHASER shall be at a liberty to deal with the same in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatsoever means it likes without any interference, hindrance, demand, objection, claim or interruption by the vendors or any person(s) claiming under or through them or interest for them.



*Handwritten signatures in blue ink, including the name 'M. N. Nair'.*

For AEKRI INFRASTRUCTURE PVT. LTD.  
  
Director

14. That the vendors hereby assure to the PURCHASER that they have neither done nor been party to any act whereby their rights and title to the SAID PROPERTY, in any way be impaired or whereby they may be prevented from transferring the SAID PROPERTY in favour of the Purchaser.

15. The vendors do hereby further declare they have no objection for the mutation of the survey records of rights, pertaining to the "**SAID PROPERTY**", to include the name of the PURCHASER in the record of rights & consequently authorize and permit the said PURCHASER to apply for mutation in the said survey record of rights and hereby, to enter the name of the PURCHASER in the occupant's column of Form I & XIV, relating to the **SAID PROPERTY**.


16. The Vendors do hereby convey that the Possession of the **Said Property** is handed over to the purchaser at the time of execution of this Deed.

17. That all the expenses of the sale deed viz. stamp duty (4.5 % of the value), registration charges (3% of the value), and lawyer fees etc have been borne and paid by the PURCHASER. The PURCHASER shall have the right to collect the original sale deed from the office of Sub Registrar.

18. That the VENDORS is aware of Notification bearing no. RD/LND/LRC/318/77 dated 21<sup>st</sup> August 1978 and

*ABM. Myran*

For AEKRI INFRASTRUCTURE PVT. LTD.



Director

Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.

**SCHEDULE-I**  
**(DESCRIPTION OF THE SAID PROPERTY)**

ALL THAT Immovable property which is a plot of land, admeasuring an area of 6135 sq.mts., which is originally part and parcel of the property known as "**GOLPONEMCHEM PALSEN**" or "**PIRZONA**" situated at Village **Moira**, within the limits of Village Panchayat of Moira, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, found surveyed for the purpose of Record of Rights under survey no. **122 , sub division no. 1-A** of the village of Moira, Bardez Goa, which property is found described in the Land Registration Office under Description No. 6988 of Book B-18 New and not found enrolled in the Taluka Revenue Office for Matríz Predial and the same is presently bounded as under:

on to the East side: by property bearing survey no 122, sub divisions no. 1, 2,10 and 11;

on to the West side: by the property bearing survey no 122 sub division 15,16 and 17;

on to the North: by the Road ;

on to the South: by property bearing survey no 122 , sub division no. 18.



*[Handwritten signatures]*

For AEKRI INFRASTRUCTURE PVT. LTD.  
*[Signature]*  
Director

**SCHEDULE VI**  
**(SCHEDULE OF PAYMENTS)**

<u>SR. NO</u>	<u>DATE</u>	<u>AMOUNT (in Rs)</u>	<u>PAYMENT MODE</u>	<u>BANK</u>
1	08/07/2022	1,00,00,000/-	Chq/Ref no. 000000000045	HDFC Bank
2	12/07/2022	50,00,000/-	Vide Demand Draft bearing no. 002943	HDFC Bank
3	12/07/2022	10,87,500/-	Vide Demand Draft bearing no. _____	HDFC Bank
4	13/07/2022	80,87,500/-	Vide Demand draft bearing no. 002946	HDFC Bank
5	13/07/2022	80,00,000/-	Vide Demand draft bearing no. 002944	HDFC Bank
4	13/07/2022	1,62,500/-	TDS deducted on behalf of Vendor no.1 vide challan no. 20549	Union Bank of India
5	13/07/2022	1,62,500/-	TDS deducted on behalf of Vendor no.2 vide challan no. 20643	Union Bank of India
	<b>TOTAL</b>	<b>3,25,00,000/-</b>		



*AMW*      *Nyrai*

For AEKRI INFRASTRUCTURE PVT. LTD

Director

The market value for the said property is declared at Rs. 3,25,00,000/- (rupees three crore twenty five only) and accordingly stamp duty of Rs. 14,62,500/- (rupees fourteen lakh sixty two thousand five hundred only) is paid accordingly.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS DEED AT MAPUSA, GOA, ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.



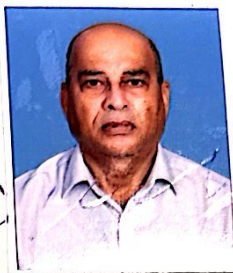
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For AEKRI INFRASTRUCTURE PVT. LTD.

Director

**SIGNED AND DELIVERED BY WITHIN NAMED VENDORS:-**

*Mehboob*



*M*

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**MR. MEHBOOB ISMAIL VIRANI - VENDOR NO.1**

**L. H. F. PRINTS**

**R. H. F. PRINTS**

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FINGER PRINTS**

**RIGHT HAND  
FINGER PRINTS**

(i)

(i)

(ii)

(ii)

(iii)

(iii)

(iv)

(iv)

(v)

(v)

*Mehboob*

*Mehboob*

For AEKRI INFRASTRUCTURE PVT. LTD.

*[Signature]*

Director

**SIGNED AND DELIVERED BY WITHIN NAMED VENDORS:-**



*Yasmin*

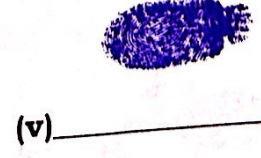
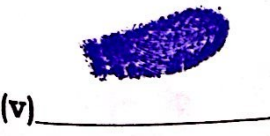
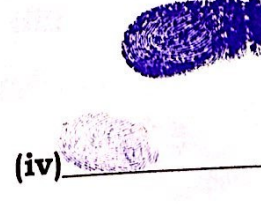
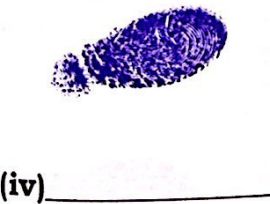
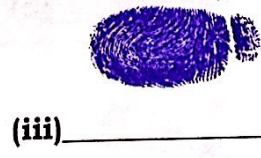
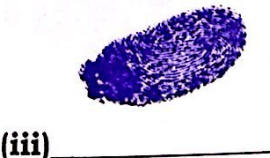
**MRS. YASMIN MEHBOOB VIRANI - VENDOR NO.2**

**L. H. F. PRINTS**

**R. H. F. PRINTS**

**LEFT HAND  
FINGER PRINTS**

**RIGHT HAND  
FINGER PRINTS**



*M...*

*Yasmin*

**For AEKRI INFRASTRUCTURE PVT. LTD.**

*[Signature]*

Director

**SIGNED AND DELIVERED BY WITHIN NAMED PURCHASER:-**

For AEKRI INFRASTRUCTURE PVT. LTD.



Director



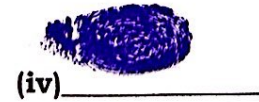
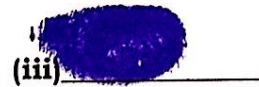
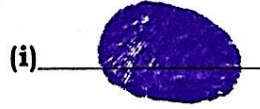
**AEKRI INFRASTRUCTURE PRIVATE LIMITED-  
PURCHASER** represented by its authorized person **MR.  
GANGA PRASAD KUSHWAHA**

**L. H. F. PRINTS**

**R. H. F. PRINTS**

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FINGER PRINTS**

**RIGHT HAND  
FINGER PRINTS**




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For AEKRI INFRASTRUCTURE PVT. LTD.



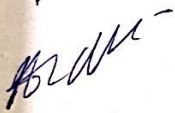
Director

**WITNESSES:**

1. Milind Nank Desai   
Mapusa Goa.

2. MANOJ PRABHUDESAR 





Manoj

For AEKRI INFRASTRUCTURE PVT. LTD.



Director



**FORM I & XIV**  
नमुना नं १ व १४

15/07/2022

a **BARDEZ** Survey No. 122  
सर्वे नंबर  
Moira Sub Div. No. 1-A  
हिस्सा नंबर  
of the Field Pirzona Tenure  
सत्ता प्रकार

Crop	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
00.00	0000.61.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.61.00

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

Pot-Kharab	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0.35	0000.00.00	0000.00.35	0000.61.35

Remarks शेरा

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

Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
Mahebul Ismail Virani		22515	

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

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

**Details of Cropped Area** पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

**AKRI INFRASTRUCTURE PVT. LTD.**

Director

**Government of Goa**

**Directorate of Settlement and Land Records**

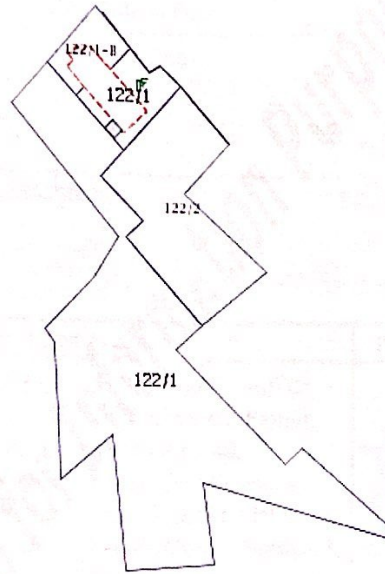
**Survey Plan**

**BARDEZ Taluka**

**MOIRA Village**

**Scale 1:2000**

**Reference No.: 1000000098058**



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**For AER Infrastructure PVT. LTD.**

**Director**



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 15-Jul-2022 03:13:31 pm

Document Serial Number :- 2022-BRZ-3306

Presented at 03:06:08 pm on 15-Jul-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	1462500
2	Registration Fee	975000
3	Mutation Fees	2500
4	Processing Fee	2000
<b>Total</b>		<b>2442000</b>

Stamp Duty Required :1462500/-







Stamp Duty Paid : 1462500/-

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GANGA PRASAD KUSHWAHA Authorized Person Of AEKRI INFRASTRUCTURE PRIVATE LIMITED ,Father Name:Mr Ram Kamal Kushwaha, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Address1 - .No. B-801, Manisha Tower, CGHS Ltd, Plot no.7B, Phase-1, near Basava International School, Dwarka Sector-23, South West, Delhi- 110077, Address2 - , PAN No.: [REDACTED]			







**Recorder**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MEHBOOB ISMAIL VIRANI , Father Name:Ismail Jusab Virani, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Business, H no. 96 A, Virani Niwas, Ambedkar road, Feire Alto, Mapusa, Bardez-Goa, PAN No.: [REDACTED]			

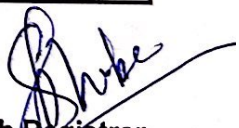
r.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>YASMIN MEHBOOB VIRANI</b> , Father Name:Badruddin Hasan Abjani, Age: 65, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, H no. 96-A, Virani Niwas, Ambedkar road, Feire Alto, Mapusa, Bardez-Goa, <b>PAN No.:</b> [REDACTED]			
3	<b>GANGA PRASAD KUSHWAHA</b> Authorized Person Of <b>AEKRI INFRASTRUCTURE PRIVATE LIMITED</b> , Father Name:Mr Ram Kamal Kushwaha, Age: 49, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, .No. B-801, Manisha Tower, CGHS Ltd, Plot no.7B, Phase-1, near Basava International School, Dwarka Sector-23, South West, Delhi- 110077, <b>PAN No.:</b> [REDACTED]			

**Witness:**

We individually/Collectively recognize the Vendor, Purchaser,

r.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: MILIND NAIK DESAI</b> ,Age: 45,DOB: , <b>Mobile:</b> [REDACTED], <b>Email:</b> lawdesmil@rediffmail.com , <b>Occupation:</b> Advocate , <b>Marital status :</b> Married , <b>Address:</b> 403507, GANESHPURI MAPUSA GOA , Mapusa, Bardez, NorthGoa, Goa			
2	<b>Name: MANOJ JAGDISH PRABHUDESAI</b> ,Age: 39,DOB: , <b>Mobile:</b> [REDACTED] , <b>Email:</b> , <b>Occupation:</b> Business , <b>Marital status :</b> Married , <b>Address:</b> 403507, MAPUSA GOA, Mapusa, Bardez, NorthGoa, Goa			



  
 Sub Registrar  
**SUB-REGISTRAR**  
 BARDEZ

Document Serial Number :- 2022-BRZ-3306

Document Serial No:-2022-BRZ-3306

Book :- 1 Document

Registration Number :- **BRZ-1-3188-2022**

Date : 15-Jul-2022

*Shobha  
Chavan*

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

**SUB-REGISTRAR**

**BARDEZ**

Scanned by Chaitali Pednekar, DEO Pednekar



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED  
Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 15-Jul-2022 15:18:16  
Date of Receipt: 15-Jul-2022

Receipt No : 2022-23/9/1789  
Serial No. of the Document : 2022-BRZ-3306  
Nature of, Document : **Conveyance - 22**

Received the following amounts from **GANGA PRASAD KUSHWAHA Authorized Person Of AEKRI INFRASTRUCTURE PRIVATE LIMITED** for Registration of above Document in Book-1 for the year 2022

Registration Fee	975000	E-Challan	• Challan Number : 202200585190 • CIN Number : CPABVTTYG3	975000
Processing Fee	2000	E-Challan	• Challan Number : 202200585190 • CIN Number : CPABVTTYG3	2000
<b>Total Paid</b>	<b>977000 ( Rupees Nine Lakh Seventy Seven Thousand only )</b>			

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 :**

**MANOJ PRABHU DESAI**

Signature of the Presenter

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 **15-Jul-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar