

Reis Magos 8100 sq ft.

Phone No:
Sold To/Issued To:
CORNICHE LAND PRIVAT
For Whom/ID Proof:
AADCC3078N

TSS SAHAKARI
BANK LTD.
Shop No. 301 B/C
Block 'A' Chandramathi
Mapusa
Burdun-443507

भारत INDIA
INDIA NON JUDICIAL



समस्तभारत व्यापक
भारतीय गैर न्यायिक



DEC-13-2023 12:48:57

₹ 7450000/-

SEVEN FOUR FIVE ZERO ZERO ZERO ZERO

Other
35154431702471737697-00000073
3515443 35-02-03-2022-RD 1

TSS Sahakari Bank Ltd.
Authorized Signatory

[Signature]

Authorized Signatory



2023-BR2-6643
22/12/2023

DEED OF SALE

[Signature]

Manda S. Parulekar



THIS DEED OF SALE ("said DEED") is executed at
Mapusa, Goa on this 13th day of December, 2023.

BETWEEN

REIS MAGOS ESTATE PRIVATE LIMITED, a company
incorporated and registered under the Companies Act, 1956,
under CIN No.U01519GA1994PTC001519 and holding PAN
No. _____ K, having its registered office at f-3,
Landscape Mendez Plaza, Near Adarsh Colony, Opp. The Goa
State Corp Bank Ltd., Caranzalem, Panaji, Goa 403001,
represented herein by all three Directors

1. **MR. PRASAD PARULEKAR**, son of Mr. Suresh
Vishwanath Parulekar, 53 years of age, married,
businessman, Indian National, holding Pan No.
and Aadhaar No. _____, Mobile No. _____,
Email I: NIL;

2. **MRS. MANDA SURESH PARULEKAR**, daughter of Bhikaji
Vernekar, 75 years of age, married, housewife, Indian



Manda S. Parulekar



National, holding Pan No. and Aadhaar No.

, Mobile No. , Email Id.NIL;

Both residing at H. NO. A-107, Ambekhand, Betim, Bardez, North Goa, Goa- 403 114, vide Board Resolution dated December 2, 2023 and hereinafter jointly referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executors, assigns, administrators and successors) as Party of the **ONE PART**

AND

CORNICHE LAND PRIVATE LIMITED, a company incorporated under the Companies Act 1956, under CIN No.U70102MH2008PTC180194, having its registered office at 132, Bayside Mall, 1st Floor, Tardeo, Haji Ali Mumbai 400 034 and holding PAN No: , represented herein by its Authorised Signatory, Premanand Vasant Gawas, son of Late Vasant Betu Gawas, 40 years of age, married, Indian National, holder of Aadhaar Card No. and PAN Card No. and Mobile No. and





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Email address premanandgawas@deltin.com, resident of House No 24/19, Durigwada, Navelim, Bicholim, Goa, 403 505, vide Board Resolution dated December 1, 2023, hereinafter referred to as the **"PURCHASERS"** (which expression unless repugnant to the context or meaning thereof shall include their successors, nominees and assigns) as Party of the **OTHER PART**.

WHEREAS there exist a property admeasuring an area of 37,800 sq.mts known as "QUEGDIVELIM" situated at Reis Magos, Village Reis Magos, Taluka Bardez, District of North Goa, State of Goa within the local limits of Village Panchayat of Reis Magos registered in the Land Registration Office of Ilhas under No. 2095 of Book B-1 of old series, enrolled in Taluka Revenue office under Matriz No. 408 and other part is registered in Land Registration Office of Ilhas under No. 6104 of Book B-16, surveyed under Survey No. 95 Sub-Division 1-C, hereinafter referred to as **"the said Larger Property"** for the sake of brevity and convenience and described in detail in



Manela S. Parulekar
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Schedule I hereunder and is identified in the plan annexed hereto and delineated in blue color.

AND WHEREAS under an Agreement for Sale dated July 3, 2008, registered in the office of the Sub-Registrar of Bardez at Mapusa under No. 3980 at pages 01 to 23 Book I, Volume No. 2706 on August 1, 2008, hereinafter referred to as "**the said Agreement**" for the sake of brevity and convenience, a portion of the said Larger Property admeasuring 7435 sq.mts alongwith 745.5 sq.mts of road totally **8180.5** sq.mts was agreed to be sold to the PURCHASERS, being part of Survey No. 95/1-C of Village Reis Magos, which is hereinafter referred to as "**the Said Property**" for the sake of brevity and convenience and is described in detail in **Schedule II** hereunder. The said Property is identified in the plan annexed hereto and demarcated, delineated in **Red colour**.

AND WHEREAS under the said Agreement, the entire consideration of Rs.14,90,00,000/- (Rupees Fourteen Crores Ninety Lakhs Only) for the said Property was paid to the VENDORS at the time of execution of the said Agreement in 2008, which was duly acknowledge under clause 2 of the



Mandla S. Parulekar



said Agreement by the VENDORS and the receipt of which the VENDORS do hereby admit and acknowledge. The details of the payment made under the said Agreement is described in detail in **Schedule III** hereunder.

AND WHEREAS there arose difference and dispute between the Parties and the sale deed was not executed. However the Parties have now after lot of negotiations and deliberations, amicably settled the differences and dispute and are now ready and willing to execute the said Deed.

AND WHEREAS the said Property remained in the continuous uninterrupted possession of the VENDORS since the time it was purchased by the VENDORS in the year 1994, vide Deed of Sale dated May 15, 1994 duly registered before the Sub-Registrar of Ilhas under No. 1166/94 at pages 68 to 195 of Book No. I, Volume No. 314 dated July 27, 1994 from Mr. Gopala Visnum Naique Panvelkar also known as Dr. Gopal Vishnu Naique Panvelkar and his wife Mrs. Rekha Gopal V.N.Panvelkar.



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Manda S. Panvelkar



AND WHEREAS the VENDORS have agreed to execute the said Deed of the said Property without further consideration, as the VENDORS had received the entire consideration upfront in the year 2008.

AND WHEREAS the VENDORS have represented to the PURCHASERS that:-

1. It has subsisting title to sell, convey or otherwise transfer the said Property and that it is in lawful occupation, possession and enjoyment of the said Property.
2. There are no names recorded of any persons in tenants or other right column of Survey Form I & XIV of S. No. 95/1- C of Reis Magos Village.
3. The said Property is not subject to any pending litigation and/ or attachments from any Court of Law or Department or Authority whomsoever.
4. That no other person/persons other than the VENDORS mentioned hereinabove who

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is/are the owner/s or possessor/s of the said Property or have any right, claim or interest over the same or any part thereof and that it has absolute right to dispose and/or sell the said Property and/or deal with it in any manner whatsoever.

5. That there is no legal bar or impediment for this transaction and that the said Property is free from encumbrances, liens and/or charges.
6. That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon the VENDORS regarding the said Property.



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7. That neither the said Property nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law except the Order restraining the VENDORS from alienating the said Property, passed in SCS 173/2009/A by the court of Civil Judge Senior Division at Mapusa.
8. That neither the said Property nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum except the one between the same Parties.
9. That it has not agreed, committed or contracted or entered into any Agreement



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Manda S. Parulekar



for Sale, Memorandum Of Understanding or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the said Property.

10. VENDORS confirm that no person has any right of access through the said Property or part thereof, nor does any access, public or private, exist through the same.

11. That there are no dues or any other liability outstanding in respect of the said Property.

AND WHEREAS relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declarations as trustworthy, the PURCHASERS are desirous of executing the said Deed and the VENDORS have agreed to execute the said Deed without any further consideration as the VENDORS are in receipt of the entire consideration.



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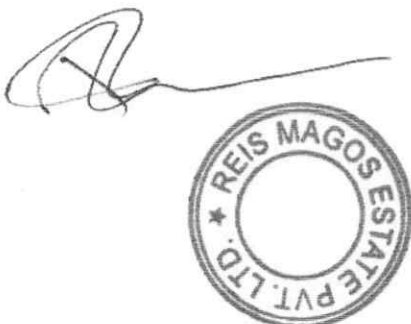


AND WHEREAS for the sake of Market Value the said Property is valued at Rs.14,90,00,000/- (Rupees Fourteen Crores Ninety Lakhs Only) .

NOW, THEREFORE, THIS DEED WITNESSETH AS UNDER:

1. The recitals, schedules, the original of the said Agreement and the plan annexed hereto shall form an integral part of the operative part of this Deed.

2. In pursuance of the said agreement between the Parties and in consideration of a sum of Rs. 14,90,00,000/- (Rupees Fourteen Crores Ninety Lakhs Only) ("**Consideration**") [plus applicable tax deductible at source ("**TDS**") as applicable paid to VENDORS by the PURCHASERS as per **SCHEDULE-III** hereinafter (the payment and receipt whereof the VENDORS doth hereby admit and acknowledge and of and from the same and every part thereof forever



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acquit, release and discharge the PURCHASERS absolutely) being the entire consideration paid by the PURCHASERS to the VENDORS as mentioned hereunder, the VENDORS doth hereby sell, grant, convey, transfer, release and assign by way of absolute sale UNTO the PURCHASERS all the said Property more fully described in detail in **Schedule II** hereto, for all times hereinafter, shall HAVE, HOLD, POSSESS and ENJOY the said Property hereby sold, along with all the rights, interests, easements, privileges, advantages, benefits, hereditaments, free of all encumbrances and free of all claims from any person claiming through the VENDORS or predecessors in title or from whomsoever, as the absolute owners thereof.

3. The VENDORS hereby transfer and assign to the PURCHASERS herein all their rights, title and interests in the said Property described in the Schedule II hereunder written.



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4. The PURCHASERS have paid the entire consideration of Rs. 14,90,00,000/- (Rupees Fourteen Crores Ninety Lakhs Only) to the VENDORS plus the TDS, the receipt of which the VENDORS hereby admit and acknowledge.

5. The PURCHASERS hereby submit Challan No. 09455 dated December 14, 2023 w.r.t. TAX DEDUCTION AT SOURCE (TDS) altogether amounting to Rs.14,90,000/- i.e. 1 %, which has been paid by the PURCHASERS on the sale consideration already paid to the VENDORS in the year 2008.

6. The VENDORS covenant with the PURCHASERS as under:-

(a) That the VENDORS are the exclusive owners in possession of the said Property hereby sold and every part thereof, and that the VENDORS have clear,



unencumbered and valid title to the same and every part thereof;

(b) That the said Property hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party.

(c) That the said Property or any part thereof is not the subject matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;

(d) That the said Property is not a subject matter of any seizure, attachment, proclamation of sale under any law in force;

(e) That the said Property hereby sold and every part thereof is free from all encumbrances, whatsoever;

(f) That said Property hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial



Authority, Revenue or Fiscal Authority, or any lawful Authority except the one mentioned in the recitals;

(g) That the title of the VENDORS to said Property hereby sold and to every part thereof is free, clear and marketable.

(h) That the VENDORS have never received any notice or correspondence or claim either oral or written whatsoever from any third party, entity whomsoever in connection with the said Property.

(i) The VENDORS confirm that since the year 2008, the said Property is demarcated within the said Larger Property and that the VENDORS are in exclusive, physical and uninterrupted possession of the said Property and have never received any complaints, disputes or claims regarding the boundaries of the said Property from the other co-occupants of the said Larger Property or from any third Party/Entity.

7. The VENDORS accordingly declare and confirm that the said Property and all the rights of the VENDORS



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Manda S. Parula



are assigned in favour of the PURCHASERS and the same shall hereafter always belong to the PURCHASERS.

8. The VENDORS agree and undertake to sign, make and execute all other requisite deeds and documents or papers, whatsoever, as and if required from time to time for the purposes of effectually and perfectly conveying and transferring the said Property unto the PURCHASERS and further assigning all the rights of the VENDORS in the said Property unto the PURCHASERS.

9. The VENDORS have no objection for mutation and for partition of the said Property thereafter and shall issue NOC to mutate the said Property in the name of the PURCHASERS in Form I & XIV of the said Larger Property as well as for partition.



16 Mandar S. Parulekar



10. The VENDORS hereby declare that there are no encroachments, mundkars or tenants in the said Property till date as the VENDORS are in continuous, uninterrupted possession of the said Property.

11. The VENDORS hereby declare that they have received their FULL AND FINAL consideration in respect of the said Property and they are signing, executing and conveying the said Property willingly and without any force or coercion.

12. The VENDORS further agree and undertake to sign and execute at all times hereafter as and when may be called upon by the PURCHASERS and to join at PURCHASER's risk and costs to or execute all such papers, deeds and documents as may be necessary or requisite for the purposes of perfecting and effectively and absolutely conveying and transferring the said Property unto the PURCHASERS herein without



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Manda S. Parulekar



demanding any other or further considerations, whatsoever.

13. The VENDORS agree that the PURCHASERS shall be entitled to assign and transfer to any other person they said Property directly and without reference to the VENDORS herein.

14. The VENDORS agree that in case due to any defect in title of the VENDORS to or in respect of the said Property, the PURCHASERS are dispossessed or deprived of the said Property or any portion thereof at any time, the VENDORS shall indemnify and fully compensate the PURCHASERS for the losses suffered thereby.

15. The VENDORS declare and confirm that they will not have any claim, rights, title or interests whatsoever in the said Property hereinafter.



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Manda S. Parulekar



16. The VENDORS hereby indemnify and agree to keep the PURCHASERS and their agents, representatives and successors in title and assigns ("**Indemnified Party**") indemnified from and against any and all claims, demands, costs, charges, expenses and losses that may be incurred, suffered, or sustained by the Indemnified Party or any of them, arising out of or in connection with or attributable to or resulting from

- (i) any misrepresentation or breach of any representation, covenant and/ or undertaking given by the VENDORS herein; and/ or.
- (ii) any defect in the title to the said Property or any portion thereof (*including any latent defect*) or any claim by any third party relating to the title to the said Property.
- (iii) any liabilities arising, including, any amounts payable to the competent authorities, with respect to the said Property.





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17. AND that the said Property is a portion carved out of the said Larger Property surveyed under Survey No.95/1-C of Village Reis Magos, admeasuring an area of 8180.5 Sq.mts. Accordingly the requisite original NOC from the Town and Country Planning Department for the execution of the said Deed bearing No. NOC/49(6)/3656/RM/TCP-23/10148 dated December 1, 2023 alongwith original Corrigendum bearing No. NOC/49(6)/3656/RM/TCP-2023/10248 dated December 6, 2023, are submitted along with the said Deed.

18. That the said Property is categorized as Settlement Zone vide Zoning Certificate bearing No. TPBZ/ZON/14382/RMTCP-2023/10048 dated November 30, 2023 issued by the Town and Country Planning Department, which is submitted along with the said Deed.



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Manda S. Parulekar



19. That the fair market value of the said Property is Rs.14,90,00,000/- (Rupees Fourteen Crores Ninety Lakhs Only) and Stamp duty @ 6 % is Rs.89,40,000/-. However at the time of execution of the said Agreement in the year 2008, stamp duty applicable to register an agreement for sale was 1% of the consideration. The consideration under the said Agreement is recorded as Rs.14,90,00,000/- and 1% thereon was Rs.14,90,000/- which was paid by way of Franking the said Agreement. Hence balance Stamp Duty of Rs.74,50,000/- is paid herewith by way of Franking.

20. The Stamp Duty, Registration Charges, TDS and all other incidental charges of the said Deed are exclusively borne by the PURCHASERS.

21. The actual, physical possession of the Said Property is handed over to the PURCHASERS.



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SCHEDULE I

THE SAID LARGER PROPERTY

All THAT property admeasuring an area of 37,800 sq.mts known as QUEGDIVELIM situated at Reis Magos, of Village Reis Magos, Taluka Bardez, District of North Goa, State of Goa within the local limits of Village Panchayat of Reis Magos registered in the Land Registration Office of Ilhas under No. 2095 of Book B-1 of old series, enrolled in Taluka Revenue office under Matriz No. 408 and other part is registered in Land Registration Office of Ilhas under No. 6104 of Book B-16, Surveyed under No. 95 Sub-Division 1-C, referred to as **"the said Larger Property"** and is identified in the plan annexed hereto and delineated in **Blue** color and is bounded as follows :

EAST : By property bearing Survey No. 95/1-A;

WEST : By property bearing Survey No. 95/1-D;



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NORTH: By property bearing Survey No. 98 and 93;

SOUTH: By property bearing Survey No. 95/1 (Part) and the road

SCHEDULE II

THE SAID PROPERTY SOLD HEREIN

All that portion of the said Larger Property admeasuring 7435 sq.mts alongwith 745.5 sq.mts of road totally admeasuring 8180.5 sq.mts described in Schedule I hereinabove. The said Property purchased herein is demarcated and delineated in **Red** colour boundary line in the Plan annexed hereto and is bounded as under:

EAST : By portion of property surveyed under Survey No.95/1-C;

WEST : By property bearing Survey No. 95/1-D;

NORTH: By portion of property surveyed under Survey No.95/1-C;



Mandar S. Parulkar



SOUTH: By property bearing Survey No. 95/1
(Part).

SCHEDULE III

PAYMENT OF CONSIDERATION

- a) On July 3, 2008, the PURCHASERS paid an amount of Rs.14,90,00,000/- to VENDORS i.e. Reis Magos Estates Private Limited via OBC Bank (now PNB) CA No: 00231131000373 Fort Branch, Mumbai, by RTGS being the entire consideration of said Property;
- b) Plus the PURCHASERS have also paid an amount of Rs.14,90,000/- being 1% TDS on the said consideration vide Challan No. 09455 dated December 14, 2023.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE
EXECUTED THESE PRESENTS THE DAY DATE AND
YEAR FIRST HEREINABOVE WRITTEN**



Mandar S. Parulekar

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**SIGNED AND DELIVERED
BY THE WITHINNAMED
THE VENDOR
REIS MAGOS ESTATE PRIVATE LIMITED
THROUGH ITS DIRECTOR
1. MR. PRASAD SURESH PARULEKAR**




Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Mander S. Parulekar



SIGNED AND DELIVERED
BY THE WITHIN NAMED
THE VENDOR
REIS MAGOS ESTATE PRIVATE LIMITED
THROUGH ITS DIRECTOR
2. MRS. MANDA SURESH PARULEKAR



Manda S. Parulekar,



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION



Manda S. Parulekar



SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASERS
CORNICHE LAND PRIVATE LIMITED
THROUGH ITS
AUTHORISED SIGNATORY
MR. PREMANAND VASANT GAWAS



[Handwritten signature]

[Handwritten signature]



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

[Handwritten signature]



Manda S. Parulekar



IN THE PRESENCE OF :-

1. Name : Mr. Girish Naik

Father Name : Tulshidas Naik

Age : 40 years old

Marital Status : Bachelor

Profession/service : Service

Aadhaar Card No. :

Mobile No. :

Signature : Girish

Address : H.No. 78/B, Near Ganesh Temple,
Salvador Do Mundo, Bardez, Goa

2. Name : Mrs. Ujjwala Girish Aras

Father Name : Mr. Shantaram Sthalekar

Age : 59 years old

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[Handwritten Signature]



Shantaram S. Parulekar



Marital Status : married

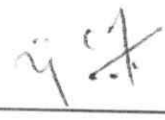
Profession/service : Professional

Aadhaar Card No. :

Mobile No. :

Address : H.No. No.81, Aras Building, Behind
Mahalaxmi Temple Panaji Goa Goa 403001

Signature

: 





Manda S. Panuleka



RECEIPT

RECEIVED from the within named PURCHASERS, a sum of Rs. Rs. 14,90,00,000/- (Rupees Fourteen Crores Ninety Lakhs Only) [Plus applicable tax deductible at source ("**TDS**") payable @1%, viz. Rs. 14,90,000/- towards the sale of the said Property better described above in Schedule II in the said Deed.

We say received,



VENDOR NO 1

Mandla S. Parulakal

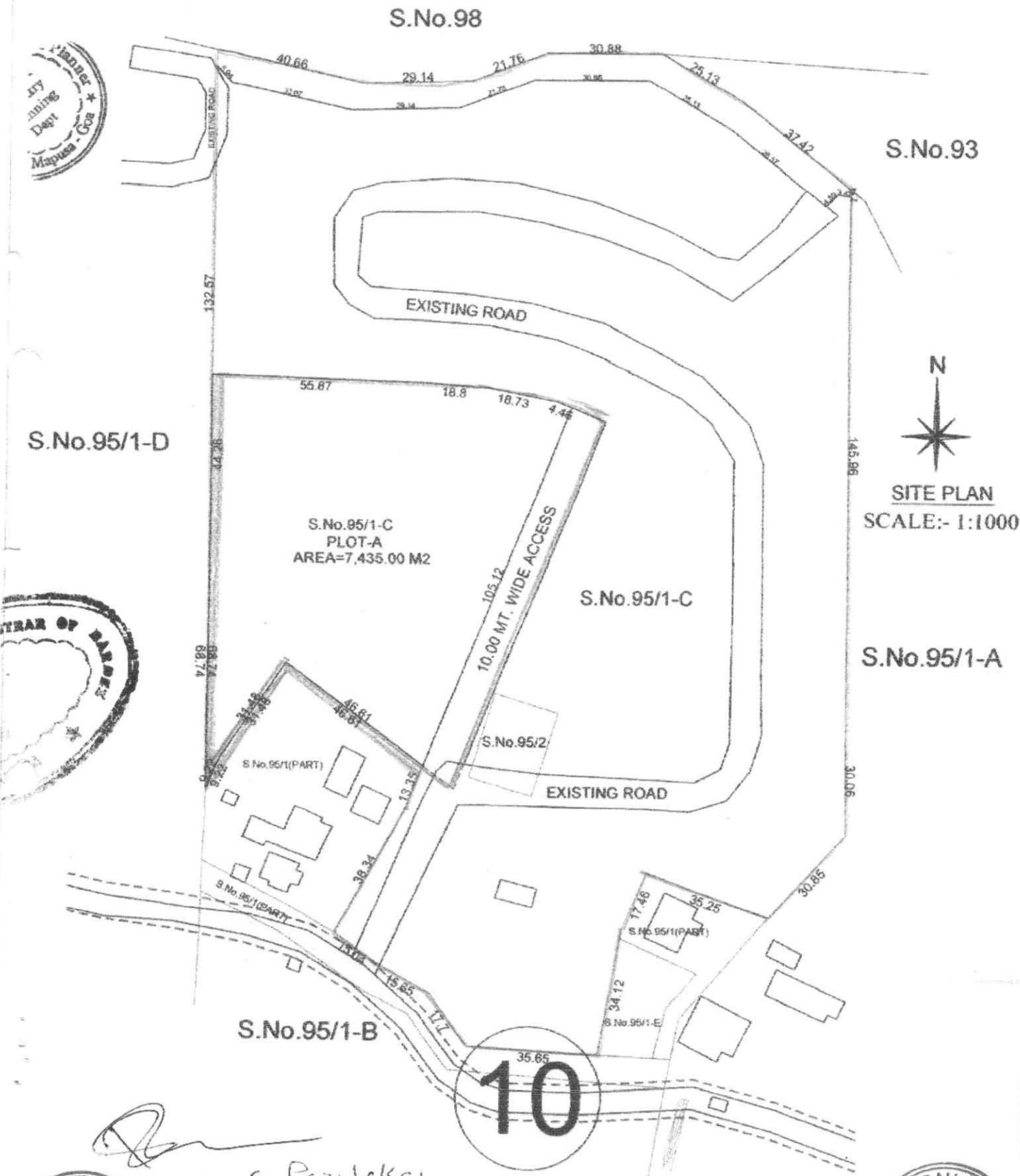
VENDOR NO 2



Mandla S. Parulakal



SITE PLAN SHOWING PLOTS SITUATED AT REIS MAGOS VILLAGE OF BARDEZ TALUKA
SURVEY NO. 95/1-C



SITE PLAN
SCALE:- 1:1000

AREA STATEMENT

a	TOTAL PLOT AREA SR.NO. 95/1-C	37,800.00 m2
b	PLOT-A	7,435.00 m2
c	AREA UNDER ACCESS	745.50 m2



**FORM I & XIV**

100018206917

Date : 22/11/2023

नमूना नं १ व १४

Page 1 of 2

Taluka **BARDEZ**
 तालुका
 Village **Reis-Magos**
 गांव
 Name of the Field
 शेताचें नांव

Survey No. 95
 सर्वे नंबर
 Sub Div. No. 1-C
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice वरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0003.78.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0003.78.00

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 ज़मीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0003.78.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Reis Magos Estate Pvt. Ltd.		235	
2	M/S MILROC DEVELOPMENT COMPANY		64196	
3	PREETI JHA		79046	
4	CHANDRANATH JHA		79046	
5	Diya Sunil Hinduja		85519	
6	Shalini Sunil Hinduja		85519	
7	Moloya Banerjee		88182	
8	Surojoy Banerjee		88182	
9	Victor Gabrial Dias		88728	
10	Arieta Leticia Dias		88728	

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

**FORM I & XIV**

100018206917

Date : 22/11/2023

नमुना नं १ व १४

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Taluka BARDEZ
 तालुका
 Village Reis-Magos
 गांव
 Name of the Field
 शेताचे नांव

Survey No. 95
 सर्वे नंबर
 Sub Div. No. 1-C
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator वागण करणा-याचे नांव	Mode रीत	Season सौमय	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 नाशिक उभीत Nature क्षेत्र प्रकार Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राति	Remarks शेरा
	Nil								

End of Report

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



The record is computer generated on 22/11/2023 at 4:36:18PM as per Online Reference Number - 100018206917. 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>



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Reis-Magos Village
Survey No.: 95 , Subdivision No.: 1-C

Scale 1:4000

Reference No.: REV192348151



This record is computer generated on 22-11-2023 04:46:28. 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



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

Ref No : TPBZ/ZON/14382/RMTCP-2023/10048

Dated: 30/11/2023

ZONING INFORMATION

Inward no.12563

Dated:30/11/2023

The Zoning of the property bearing Survey No.95 Sub division no.1-C of Reis Magos Village Bardez Taluka total admeasuring 37800.00m² is respectively as follows.

As per Regional Plan for Goa 2021 the plot under reference falls Partly in "Settlement Zone" (approx. 32,225.0m² as per plan enclosed) having (VP-1) status for plot area falling within 100mt or width of the river whichever is less, FAR will be governed as per CRZ Regulations & for the area beyond 100mt or width of the river whichever is less the FAR will be 80, partly in Orchard Zone & partly under existing road classified as Other roads (minimum 6mt) is passing through the plot.

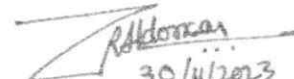
This information is issued based on the application & plan submitted duly signed by registered Engineer received from Gangadhar Chavan dated.30/11/2023 to be read with note given below:

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

Processing fees of Rs.3000/- paid vide Challan No. ZON/202300853029 dated 23/11/2023.

Verified by

(Saviour Coutinho)
Planning Assistant


30/11/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Gangadhar Chavan,
H.No. 1411/68, Aradi,
Candolim Bardez Goa.

NOTE:-

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

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

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

P.T.O.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 22-Dec-2023 12:37:23 pm

Document Serial Number :- 2023-BRZ-6648

Presented at 11:27:52 am on 22-Dec-2023 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	7450000
2	Registration Fee	4470500
3	Mutation Fees	3500
4	Processing Fee	1900
5	Special Tatkal appointment fee	50000
Total		11975900

Stamp Duty Required :7450000/-

Stamp Duty Paid : 7450000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PREMANAND VASANT GAWAS ,Father Name:VASANT BETU GAWAS, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, Address1 - H NO 24-19 DURIGWADA NAVELIM BICHOLIM, GOA 403505, Address2 - , PAN No.:			

Execute

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	PRASAD SURESH PARULEKAR , Father Name:SURESH VISHWANATH PARULEKAR, Age: 53, Marital Status: ,Gender:Male,Occupation: Service, H NO A107 AMBEKHAND BETIM BARDEZ NORTH GOA 403114, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MANDA SURESH PARULEKAR , Father Name:BHIKAJI VERNEKAR, Age: 75, Marital Status: ,Gender:Female,Occupation: Service, H NO A 107 AMBEKHAND BETIM BARDEZ NORTH GOA GOA 403 114, PAN No.:			
3	PREMANAND VASANT GAWAS , Father Name:VASANT BETU GAWAS, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, H NO 24- 19 DURIGWADA NAVELIM BICHOLIM, GOA 403505, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GIRISH NAIK, Age: 40, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403516, H NO 78 B NEAR GANESH TEMPLE SALVADOR DO MUNDO BARDEZ GOA, H NO 78 B NEAR GANESH TEMPLE SALVADOR DO MUNDO BARDEZ GOA, Salvador-do-mundo, Bardez, NorthGoa, Goa			
2	Name: UJJWALA GIRISH ARAS, Age: 59, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403001, 81, 81, ARAS BUILDING, H NO 81 ARAS BLDG BEHIND MAHALAXMI TEMPLE PANAJI, Panaji, Tiswadi, NorthGoa, Goa			




Sub Registrar
SUB REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-6648

Document Serial No:-2023-BRZ-6648

Book :- 1 Document

Registration Number :- **BRZ-1-6390-2023**

Date : 22-Dec-2023

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

SUB-REGISTRAR
BARDEZ



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:- 22-Dec-2023 12:40:15

Date of Receipt: 22-Dec-2023

Receipt No : 2023-24/9/7677

Serial No. of the Document : 2023-BRZ-6648

Nature of, Document : **Conveyance - 22**

Received the following amounts from **PREMANAND VASANT GAWAS** for Registration of above Document in Book-1 for the year 2023

Registration Fee	4470500	E-Challan(Online fee)	• Challan Number : 202300915012 • CIN Number : CPADIZFDP7	4470500
Processing Fee	1900	E-Challan(Online fee)	• Challan Number : 202300915012 • CIN Number : CPADIZFDP7	2500
Special Tatkal appointment fee	50000	E-Challan(Online fee)	• Challan Number : 202300928715 • CIN Number : CPADJGXIF0	50000
Total Paid	4523000 (Rupees Forty Five Lakhs Twenty Three Thousands only)			

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 :

USHWA ARAS

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 **22-Dec-2023**

Signature of the person receiving the Document



Signature of the Presenter

Signature of the Sub-Registrar