



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 10448000/-

(Rupees One Crore Four Lakh Forty Eight Thousands only)

PAID VIDE E-RECEIPT NO 202400308599 DATED :19-Apr-2024,
IN THE GOVERNMENT TREASURY.



[Signature]

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

SUB-REGISTRAR
PERNEM

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400021796
DOCUMENT SERIAL NUMBER	:	2024-PNM-316
DATE OF PRESENTATION	:	10-May-2024
DOCUMENT REGISTRATION NUMBER	:	PNM-1-346-2024
DATE OF REGISTRATION	:	10-May-2024
NAME OF PRESENTER	:	ASHWIN CARLOS COSTA
REGISTRATION FEES PAID	:	
PROCESSING FEES PAID	:	
MUTATION FEES PAID	:	





Government of Goa
Directorate of Accounts

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



Echallan No. 202400308599

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 19/04/2024 10:30:42

Name and Address of Party: RYAGOHOMES | 8600175410
HILL ROAD BANDRA W

Service:

Stamp Duty

	Amount
Stamp Duty	

Total Amount:

(Rs. One Crore Four Lakh Forty Eight Thousand Only)

Department Data:

202400021796 NOTARY|202400021796 NOTARY

Bank ref No:

CPADSTRX7

Status:

Success

Payment Date:

19/04/2024 13:56:44

Payment Gateway:

SBI_MOPS



2024-PNM-316
10/05/24

Print Date: 20/04/2024 10:28:30

DEED OF SALE

THIS DEED OF SALE is made at Pernem, Taluka Pernem-
Goa, on this 29th day of the month of April of the year Two
Thousand and Twenty Four (29.04.2024)

For RYAGO HOMES PVT. LTD.

Authorised Signatory

BETWEEN

1. **Mr. ATMARAM VISHNU JOSHI**, son of late Vishnu Balkrishna Joshi, 65 years of age, Indian National, married, retired, holder of PAN Card bearing No. [REDACTED] and having Aadhar Card bearing No. [REDACTED] and his wife,
2. **Dr. (Mrs.) SHARMILA ATMARAM JOSHI**, daughter of Mr. Vinayak S. Shiveshwarkar, wife of Atmaram Vishnu Joshi, 59 years of age, Medical Practitioner, married, Indian National, having PAN Card No. [REDACTED] and having Aadhaar Card No. [REDACTED]



Both residents of Flat No. 101/201, B-Block, Atmaram Enclave Co-Operative Housing Society, Khorlim, Mapusa-Goa, 403507 hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean, include their successors, legal representatives, heirs, successors, heirs, executors, assignees) of the **FIRST PART**.

AND

For **RYAGO HOMES PVT. LTD.**
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED, a company incorporated under the Company Act 1956, having corporate identity no. CIN: U55101MH2008PTC186547, PAN Card no [REDACTED] having its Registered office at 61, Viraj Silverene Chs Ltd, 321, Hill Road Opp Mehboob Studio, Bandra (W) Mumbai Maharashtra – 400050 represented by its Director **Mrs. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 65 years, Business, Married, Indian National, having PAN Card No. [REDACTED], and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors Resolution No. (17/2023-24) dated 04-03-2024 hereinafter referred to as **“PURCHASER”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assignees) of the **SECOND PART**; represented herein through duly constituted Power of Attorney Holder, Adv. **ASHWIN CARLOS COSTA**, S/o Francisco Celestino Costa, 31 years of age, Indian National, Advocate, Bachelor, Holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED]

[REDACTED] resident of H. No. 182/1, Santa Cruz Waddo, Ponda – Goa 403401, vide Power of Attorney dated 18-03-2024 duly notarized before the Notary Public, Adv. Sanyogita Tis

For RYAGO HOMES PVT. LTD.

Ashwin Carlos Costa
Authorised Signatory

[Signature]

[Signature]

Hazari Courts, Delhi bearing Registration No. 7517 at Delhi.

(The **VENDORS** and the **PURCHASER** are jointly referred to as "**PARTIES**")

A. **AND WHEREAS** there exists an immovable property known as "**GHEL PADATO**" also known as "**GHALEPADATO**" alias "**GAILO PORTO**" admeasuring an area of 14,511 m² situated within the limits of the Village Panchayat of Mandrem, Bardez, described under No. 3000 (part) drawn up at folio 165 of book B-3 of the Land Registration Records of Bardez, surveyed under New Survey No. 365 sub division 2, *hereinafter be referred to as the* "**SAID LARGER PROPERTY**".

B. **AND WHEREAS** the SAID PROPERTY originally belonged to ANAPURNEN BAY ZOIXININ alias ANAPURNEN ZOIXININ widow of ATMARAMA PUNDALICA ZOIXY.

C. **AND WHEREAS** a Gift Deed dated 29-06-1913 was drawn before Mr. José Joaquim Filipe Menezes, Notary Public of the Division of Bardez which Deed which is found inscribed at page 88 to page 89 of book 272, year 1913 of the Notary Public Jose Joaquim Filipe Pinto de Menezes of Judicial Division of Mapusa whereby the said ANAPURNEN BAY ZOIXININ alias ANAPUREN ZOIXININ widow of ATMARAMA

For RYAGO HOMES PVT. LTD.

Ashwinbhosla
Authorised Signatory

PUNDALICA ZOIXY gifted the SAID LARGER PROPERTY in favor of PORUSRAMA ZOIXY alias BALCRISHNA VISNUM ZOIXY.

- D. **AND WHEREAS** by virtue of the Gift Deed the name of PORUSRAMA ZOIXY alias BALCRISNA VISNUM ZOIXY is found inscribed under Inscription No. 11951 at page 143 of book G17 described under the register of inscription of transfers at page 165 and page 165 overleaf of book B new third of copies.
- E. **AND WHEREAS** the said Mr. Porusrama Zoixy alias Balcrishna Visnum Zoixy and his wife Annapurna died in 1970 and 1976 respectively, intestate, and without leaving any will or any other disposition of his last wish, and leaving behind his sole and universal heir his only son Vishnu Balkrishna Joshi alias Visnum Balcrisna Zoixy and his wife Laxmibai Vishnu Joshi.
- F. **AND WHEREAS** the name of the said Vishnu Balkrishna Joshi is also duly found to be recorded in the Occupant's Coloumn of 'Form IX', in the Index of Lands since 20/08/1970 with respect to the SAID LARGER PROPERTY.
- G. **AND WHEREAS** the name of the Vishnu Balkrishna Joshi is also reflected in the 'Form III', i.e. the Index of Lands since

For RYAGO HOMES PVT. LTD.

Ashwimber Joshi
Authorised Signatory

20/08/1970 with respect to the SAID LARGER PROPERTY.

- H. **AND WHEREAS** upon the death of Visnum Balcrisna Zoixy and his wife Laxmibai Vishnu Joshi on 20-03-1987 and 20-07-2005 respectively, an Inventory Proceedings bearing No. 90/2016 was initiated in the Court of the Civil Judge Junior Division at Pernem and their co-ownership right in the SAID PROPERTY was taken jointly in auction by their sons namely Mr. Madhav Vishnu Joshi; Mr. Atmaram Vishnu Joshi (the VENDOR No. 1) and Mr. Pundalik Vishnu Joshi thereafter acquired undivided equal co-ownership right, title and interest in the SAID PROPERTY and the same was confirmed under Final Judgment and Decree dated 10-01-2018 passed by the Hon. Civil Judge Junior Division at Pernem, Goa.
- I. **AND WHEREAS** a suit for Partition came to be filed before the Civil Judge, Junior Division at Pernem, bearing Regular Civil Suit No. 36/2019 between Mr. Madhav Vishnu Joshi and his wife Mrs. Manjusha Madhav Joshi, Mr. Atmaram Vishnu Joshi and his wife Dr. (Mrs) Sharmila Atmaram Joshi and Mr. Pundalik Vishnu Joshi and his wife Mrs. Pushpanjali Pundalik Joshi.
- J. **AND WHEREAS** the parties to the suit amicably resolved the said suit which came to be disposed vide Judgment and Decree

For RYAGO NOMES PVT. LTD.

Authorised Signatory

dated 12-08-2020, passed by the Civil Judge, Junior Division at Pernem on the basis of the consent terms filed by the co-owners/ parties and the consent Decree was drawn accordingly.

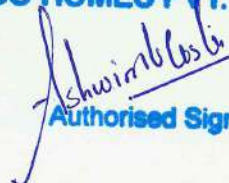
K. **AND WHEREAS** as per the consent terms dated 12-08-2020, Plot 'A' admeasuring 7255 m² of the Said Larger Property surveyed under No. 365/2 was exclusively allotted to Vendor No. 1 Mr. Atmaram Vishnu Joshi and Vendor No. 2 Dr. (Mrs.) Sharmila Atmaram Joshi and that all the co-owners agreed that they shall have No Objections to file partition proceedings before the Deputy Collector/S.D.O to partition their respective plots/ holdings and get separate survey number/ subdivisions number to their respective plots.

L. **AND WHEREAS** having acquired exclusive right and title to the said plot A, the Vendor Nos. 1 and 2 got their names mutated in the occupants of Survey No. 365/2 under no. 32780, and then got the said plot A partitioned by order of the Dy. Collector in case no. ISLR/PART/PER/MAN/07/21/209, whereby a separate survey no. 365/2-A was allotted to the said plot A admeasuring 7,255 sq. mtrs.

M. **AND WHEREAS** the VENDOR No. 2 Dr. (Mrs.) SHARMILA ATMARAM JOSHI is the legally wedded wife of the VENDOR No. 1 Mr. ATMARAM VISHNU JOSHI, having

For RYAGO HOMES PVT. LTD.


Authorised Signatory

married under the regime of communion of assets prevailing in the State of Goa.

N. **AND WHEREAS** the VENDORS are Co-owners in possession of in the SAID PROPERTY.

O. **AND WHEREAS** in the light of the above the VENDORS declare that they are the owners of the "SAID PROPERTY", surveyed under no. 365/2-A admeasuring 7,255 sq. mtrs., situated at Mandrem Village, and which is described under **SCHEDULE – II** hereunder written.

P. **AND WHEREAS** the PURCHASERS have verified the title of the VENDORS to the said plot A, and are satisfied that the VENDORS have clear legal and marketable title to the said plot A, admeasuring 7,255 m² presently surveyed under no. 365/2-A, and are in possession thereof.

Q. **AND WHEREAS** the name of the VENDORS is found recorded in the occupant's column of form I and XIV of the SAID PROPERTY.

R. **AND WHEREAS** the VENDORS, subject to the execution of a Deed of Sale and receipt of consideration as set out below, is desirous of selling the SAID PROPERTY, admeasuring 7,255 m² as depicted in the plan annexed herewith to the

For RYAGO HOMES PVT. LTD.

Ashwin K. Costa
Authorised Signatory

[Signature] *[Signature]*

PURCHASER and the PURCHASER is desirous of purchasing from the VENDORS the SAID PROPERTY as depicted in the plan annexed herewith and more particularly described under **SCHEDULE – II** herein below and marked in red in the sketch annexed hereto, free from any liens, charges, mortgages and encumbrances.

S. **AND WHEREAS** the VENDORS have agreed to sell to the PURCHASER and PURCHASER has agreed to purchase from the VENDORS the SAID PROPERTY for a total consideration of [REDACTED] which is its fair market value.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of [REDACTED]
[REDACTED]
only) paid by the PURCHASER in the manner stated hereunder, the VENDORS do hereby convey and transfer by Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the **SAID PROPERTY** which property is more particularly described in **SCHEDULE – II** hereunder written and is delineated in red in the plan annexed hereto as ANNEXURE- I with all trees, fences, ways, water courses,

For RYAGO HOMES PVT. LTD.

[Signature]

[Signature]

Ashwin Das Costa
Authorised Signatory

structures, rights and privileges, accesses, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The full and final consideration for the sale of the said property amounting to [REDACTED]

[REDACTED] is paid by the PURCHASER to the vendors in the following manner :-

- (i) [REDACTED]
[REDACTED] is paid by the PURCHASER to the VENDOR NO. 1 from HDFC Bank, Delhi branch vide RTGS having UTR No. 405095923521 in the name of Atmaram Vishnu Joshi.

- (ii) [REDACTED]
[REDACTED] is paid by the PURCHASER to the

For RYAGO HOMES PVT. LTD.

Ashwin Joshi
Authorised Signatory

[Signature] *[Signature]*

[Signature]
[Signature]
[Signature]

Government of India (Income Tax Department) as TDS deductible and payable on behalf of the VENDOR No. 1 for the present sale of immovable property and the Challan No. **20213** in respect thereof is handed over to the VENDOR NO.1.

(iii)

_____ is paid by the PURCHASER to the VENDOR NO. 2 from HDFC Bank, Delhi branch vide RTGS having UTR No. 405095923522 in the name of Sharmila Atmaram Joshi.

(iv)

_____ is paid by the PURCHASER to the Government of India (Income Tax Department) as TDS deductible and payable on behalf of the VENDOR No. 2 for the present sale of immovable property and the Challan No. **20204** in respect thereof is handed over to the VENDOR No.2.

The VENDORS admit and acknowledge having received the amount via RTGS having UTR nos.

405095923521 and 405095923522

and the TDS Challan Nos. **20213** and **20204**.

For RYAGO HOMES PVT. LTD.

Authorised Signatory

3. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that to their knowledge the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court as against the VENDORS. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land as against the VENDORS of which they have received notice from such Court.
4. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any

For RYAGO HOMES PVT. LTD.

Ashwimbo Costa
Authorised Signatory

[Signature]

[Signature]

acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

5. The possession of the SAID PROPERTY hereby sold by VENDORS has been handed over to PURCHASER today.
6. The PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to **SCHEDULE** hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY purchased in all other public records, village records, etc.
7. That the VENDORS hereby assure the PURCHASER that there are no third-party rights of whatsoever nature created by the VENDORS in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession.
8. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any known

For RYAGO HOMES PVT. LTD.

Ashwin K. G. S.
Authorised Signatory

[Signature]

[Signature]

encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.

9. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.
10. The PURCHASER acknowledges of having received and verified all the title documents pertaining to the said property, and are satisfied that the VENDORS have clear legal and marketable title to the SAID PROPERTY surveyed under Survey No. 365/2-A admeasuring 7,255 sq. mtrs. and are in possession thereof. The PURCHASER agrees not to sue to VENDORS for any reason whatsoever after the execution of this Deed of Sale, and agree not to demand / claim from them the consideration paid hereunder, or any part thereof.
11. The VENDORS and the PURCHASER declare that the SAID PROPERTY does not belong to the Schedule Caste/Schedule Tribe pursuant to Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

For RYAGO HOMES PVT. LTD.




Authorised Signatory

12. As per the Zoning Certificate bearing reference Number 23/ZI/TCP/PER/14/2024/694, dated 10-04-2024 issued by the Office of the Deputy Town Planner, Town & Country Planning Department, Pernem, Goa, the SAID PROPERTY bearing Survey No. 365/2-A of Village Mandrem, Pernem, Goa is zoned "PARTLY SETTLEMENT ZONE" CATEGORY (VP-2) with permissible FAR 60, and partly Orchard Overlapping with No Development Slope as per the Regional Plan of Goa 2021.

13. The consideration for the sale of the SAID PROPERTY is

[REDACTED]

[REDACTED]

[REDACTED] per square meter, which is its fair market value. Accordingly, stamp duty of [REDACTED]

[REDACTED]

and applicable registration fee of [REDACTED]

[REDACTED] are paid on this

Deed.

14. This Deed of Sale shall remain in the custody of the PURCHASER.

For RYAGO HOMES PVT. LTD.


Authorized Signatory





SCHEDULE – I**(DESCRIPTION OF THE SAID LARGER PROPERTY)**

ALL THAT immovable property known as “GHEL PADATO” also known as “GHALEPADATO” alias “GAILA PORTO” admeasuring an area of 14,511 m². Presently surveyed under survey no. 365 sub division 2 of village Mandrem described in the Land Registration Records of Bardez under No. 3000 (part) at folio 165 of Book B-3, and inscribed under inscription No. 11951 at page 143 of Book G-17 in the name of PORUSRAMA ZOIXY alias BALCRISHNA VISNUM ZOIXY, and bounded as under:



On the EAST :By the property surveyed under No. 365/3 of Mandrem Village;

On the WEST :By the property surveyed under No. 365/1 of Mandrem Village;

On the NORTH :By the property surveyed under No. 366 of Mandrem Village;

On the SOUTH : By Public Road;

For RYAGO HOMES PVT. LTD.

Ashwin Joshi
Authorised Signatory

SCHEDULE – II**(DESCRIPTION OF THE SAID PROPERTY)**

ALL THAT said immovable property is partitioned out of the “**GHEL PADATO**” also known as “**GHALEPADATO**” admeasuring an area of 7255 m² which form an exclusive and independent part of the SAID LARGER PROPERTY presently surveyed under survey No. 365 sub division 2-A, of village Mandrem, located at Junsawado, situated within the limits of the Village Panchayat of Mandrem, Pernem, District North-Goa, State of Goa and is bounded as under:

On the EAST :By property surveyed under survey No. 365/2 of Mandrem Village;

On the WEST :By property surveyed under survey No. 365/1 Part, 365/1-J, 365/1-I and survey No. 365/10 of Mandrem Village;

On the NORTH :By property surveyed under survey No. 366/0 of Mandrem Village;

On the SOUTH : By Public Road;



For RYAGO HOMES PVT. LTD.

Ashwin Das Costa
Authorised Signatory

(CONSIDERATION)

[REDACTED]

[REDACTED]

Parties	Paid to VENDORS	Nationality	Total Amount	TDS %	TDS deducted	Net Paid
1	Mr. ATMARAM VISHNU JOSHI	INDIAN	[REDACTED]			
2	Dr. (Mrs.) SHARMILA ATMARAM JOSHI	INDIAN	[REDACTED]			

[REDACTED]

[REDACTED] is paid by the PURCHASER to the VENDOR No. 1 from HDFC Bank, Delhi branch vide RTGS having UTR No. 405095923521 in the name of Mr. Atmaram Vishnu Joshi for property bearing survey no 365/2-A of village Mandrem.



[REDACTED]

[REDACTED] is paid by the PURCHASER to the VENDOR No. 2 from HDFC Bank, Delhi branch vide RTGS having UTR No. 405095923522 in the name of Dr. (Mrs.) Sharmila Atmaram Joshi for property bearing survey no 365/2-A of village Mandrem.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.

[Signature]

[Signature]

For RYAGO HOMES PVT. LTD.

[Signature]
Authorised Signatory

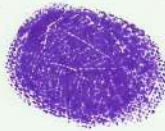
SIGNED, SEALED AND DELIVERED
BY THE WITHIN VENDOR No. 1
Mr. ATMARAM VISHNU JOSHI





Left Hand Finger Impressions

Right Hand Finger Impressions

1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



For RYAGO HOMES PVT. LTD.

Authorised Signatory

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No. 2
Dr. (Mrs.) SHARMILA ATMARAM JOSHI





Left Hand Finger Impressions

Right Hand Finger Impressions

1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



For RYAGO HOMES PVT. LTD.

Authorised Signatory

SIGNED, SELAED AND DELIVERED BY
THE WITHINNAMED PURCHASER,
RYAGO HOMES PRIVATE LIMITED,
Represented by its Director, **Mrs. NEELAM NAGPAL,**
through POA Holder
Adv. ASHWIN CARLOS COSTA

For RYAGO HOMES PVT. LTD,

Ashwin Carlos Costa
Authorised Signatory

For RYAGO



Left Hand Finger Impressions Right Hand Finger Impressions

1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 







For RYAGO HOMES PVT. LTD.

Ashwin Carlos Costa
Authorised Signatory

WITNESSES :-

1. Name : Adv. SAVIO MONTEIRO
- Father's Name : Mr. Fausto Monteiro
- Age : 33 years
- Residential Add : Fetotim Piedade, Diwar – Goa, Goalim -
Moula

Signature

: 

2. Name : Adv. NIKEETA VELGUENKAR
- Fathers Name : Mr. Yeshwant Velguenkar
- Age : 33 years
- Address : H. No. 3/95 Mudda Waddo, Saligao,
Bardez Goa, 403511.

Signature

: 



For RYAGO HOMES PVT. LTD.



Authorized Signatory



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Pernem Taluka, Mandrem Village
Survey No.: 365 , Subdivision No.: 2-A

Scale 1:4000

Reference No.: REV192456345



365/0



This record is computer generated on 28-02-2024 03:56:27. 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

For RYAGO HOMES PVT. LTD.

 Authorised Signatory



FORM I & XIV

100018683731

Date : 28/02/2024

नमुना नं १ व १४

Page 1 of 2

Taluka PERNEM
तालुका
Village Mandrem
गांव
Name of the Field घेल पडतो
शेताचें नांव

Survey No. 365
सर्वे नंबर
Sub Div. No. 2-A
हिस्सा नंबर
Tenure 00
सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.72.20	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.72.20

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.00	0000.00.35	0000.00.35

Grand Total एकूण
0000.72.55

Remarks शेरा

Effect is hereby given to letter dated 08/04/2022
in case no ISLR/PART/PER/MAN/07/21/209
along with Area adjustment statement received

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	from o/o ISLR, Pernem Goa 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
	Atmaram Vishnu Joshi		32780	
	Shamila Atmaram Joshi		32780	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	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 नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

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

For RYAGO HOMES PVT. LTD.

Ashwinborsga
Authorised Signatory



FORM I & XIV

100018683731

Date : 28/02/2024

नमुना नं १ व १४

Page 2 of 2

Taluka PERNEM
तालुका
Village Mandrem
गांव
Name of the Field धेल पडतो
शेताचें नांव

Survey No. 365
सर्वे नंबर
Sub Div. No. 2-A
हिस्सा नंबर
Tenure 00
सत्ता प्रकार



The record is computer generated on 28/02/2024 at 3:49:43PM as per Online Reference Number - 100018683731. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

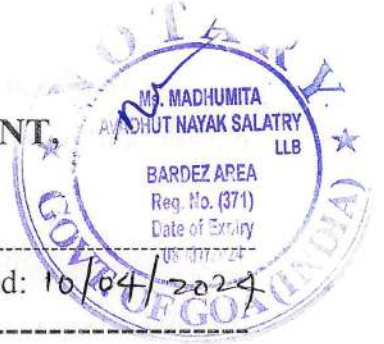


For RYAGO HOMES PVT. LTD.

Ashwinbhos Goshli
Authorised Signatory



**OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE PERNEM,
PERNEM - GOA**



Ref. No. 23/ZI/TCP/PER/14/2024/694

Dated: 10/04/2024

LANDUSE/ZONNING INFORMATION

The Land use / Zoning of the property bearing Sy. No. 365 Sub-Div. No. 2-A of Mandrem village of Pernem Taluka admeasuring 7255.00sq. mts. is as follows:-

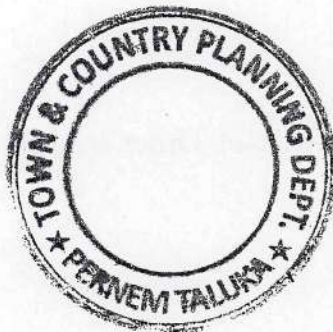
As per Regional Plan for Goa 2021, the plot under reference is earmarked as "Partly Settlement Zone admeasuring an area 6877m2 approx., Partly No Development Slope overlapping Orchard Zone admeasuring an area 378m2 approx. as per site plan enclosed", Plot is affected by existing road having right of way of 15.00mtrs towards Southern side. The copy of site plan showing the detail zoning of the property in enclosed herewith as submitted by the applicant.

This information is issued based on the application received from Shri. Pradeep P. Shirodkar dated 03/04/2024 (inward No. 780 dtd. 04/04/2024) to be read with note give below:-

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

Processing fees Rs. 3000/- paid vide challan No. 14 dtd. 03/04/2024.

(Vinayak Raikar)
Planning D'Man Gr-I



(K. Ashok Kumar)
Dy. Town Planner

To,
Shri. Pradeep P. Shirodkar
R/o. H.no. 304/3B, Danda,
Siloim Bardez Goa.

Note:

The land use/Zone information provided is as per Regional Plan/ODP/Zoning Plan inforce 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 for issue of conversion sanad or any other approvals.

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 17A of the TCP Act.

This certificate is issued based on the order issued vide no: 29/8/TCP/2018(pt file)/602 dtd: 28.03.2018 pertaining to guide line for processing various application and Circular issued vide no. 29/8/TCP/Pt. File/2020/239 dated 31/07/2020 and Ref.No. 29/8/TCP/Pf.File/2020/1284 dated 11/8/2020.

P.T.O.

PLAN SHOWING ZOINING AREA IN SURVEY No.365/2-A IN MANDREM VILLAGE OF PERNEM TALUKA

SURVEY No. 365/2-A



378.0 Sqm Area Comes Under Orchard Overlapping with No Development Slope



6877.0 Sqm Area Come under Settlement

N



SCALE 1:2000

S.No.366

S.No.365/1-J

S.No.365/1-I

S.No.365/2-A

S.No.365/10

S.No.365/2

UPKAR M. MAPARI

Consulting Engineer

Reg. No. PWD/ ENGR/ 1131/2009

Reg. No BMC/ ENGR./ 5/2014

TCP Reg. No. ER/26/2016



7.50 m R/W LINE

ROAD





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-May-2024 11:17:03 am

Document Serial Number :- 2024-PNM-316

Presented at 10:54:25 am on 10-May-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required

Stamp Duty Paid :



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	ASHWIN CARLOS COSTA ,Father Name:FRANCISCO CELESTINO COSTA, Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H NO 182/1, SANTACRUZ WADDO, OPP KURTARKAR NAGRI, PONDA-GOA 403401, Address2 - , PAN No.			 Ryago Homes Pvt Ltd Ashwin Carlos Costa Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ATMARAM VISHNU JOSHI , Father Name:VISHNU BALKRISHNA JOSHI, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, FLAT NO B 101/201, B-BLOCK, ATMARAM ENCLAVE CO-OPERATIVE HOUSING SOCIETY, KHORLIM, BARDEZ, MAPUSA-GOA, PAN No.			
2	SHARMILA ATMARAM JOSHI , Father Name:VINAYAK S SHIVESHWARKAR, Age: 59, Marital Status: Married ,Gender:Female,Occupation: Medical Practishoner, FLAT NO B 101/201, B-BLOCK, ATMARAM ENCLAVE HOUSING SOCIETY, KHORLIM, BARDEZ, MAPUSA, GOA, PAN No.			
3	ASHWIN CARLOS COSTA , Father Name:FRANCISCO CELESTINO COSTA, Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, H NO 182/1, SANTACRUZ WADDO, OPP KURTARKAR NAGRI, PONDA-GOA 403401, PAN No.: Power Of Attorney Holder for NEELAM NAGPAL DIRECTOR OF RYAGO HOMES PRIVATE LIMITED			 Ryago Homes Pvt Ltd Ashwin Carlos Costa Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAVIO MONTEIRO, Age: 33, DOB: 1990-09-09 , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, H. NO. 425/1/6 NEAR CENTRAL BANK FETORIM PIEDADE GOLTIM DIWAR NORTH-GOA, H. NO. 425/1/6 NEAR CENTRAL BANK FETORIM PIEDADE GOLTIM DIWAR NORTH-GOA, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: NIKEETA YESHWANT VELGUENKAR, Age: 33, DOB: 1990-11-14 , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, H. NO. 3/96 MUDDA VADDO BARDEZ SALIGAO NORTH-GOA, H. NO. 3/96 MUDDA VADDO BARDEZ SALIGAO NORTH-GOA, Saligao, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR
PERIEM

Document Serial Number :- 2024-PNM-316

Book :- 1 Document

Registration Number :- **PNM-1-346-2024**

Date : 10-May-2024



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

**SUB-REGISTRAR
PERNEM**

Shobha
10/5/24

Scanned by:- *Rundelik N. Salgaonkar (AMTS)*

Salgaonkar

Receipt

Original Copy

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

Print Date Time:- 10-May-2024 11:22:19
Date of Receipt: 10-May-2024

Receipt No : 2024-25/3/125
Serial No. of the Document : 2024-PNM-316
Nature of, Document : **Conveyance - 22**
Received the following amounts from **ASHWIN CARLOS COSTA** for Registration of above Document in Book-1 for the year 2024

Registration Fee		E-Challan(Online fee)	• Challan Number : 202400308588 • CIN Number : CPADSTRUS4	
Processing Fee		E-Challan(Online fee)	• Challan Number : 202400308588 • CIN Number : CPADSTRUS4	
Total Paid				

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 : *PREMDEEP KANKONKAR*

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 **10-May-2024**

Signature of the person receiving the Document

ASHWIN CARLOS COSTA
Authorised Signatory
Signature of the Presenter

Shobha
28/5/24
Signature of the Sub-Registrar