

Chupar Seventeen lakhs Eighty Three Thousand Five Hundred Only

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Vianaar Infra LLP

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Authorised Signatory

Name of Purchaser VIANAAR INFRA LLP



2022-BRZ-3339
19/07/2022

DEED OF SALE

This Deed of Sale is made at Mapusa, Goa on this 27th day of
month of May in the year 2022 (~~27/05/2022~~). 15/07/2022

S.S. Dalw
M. D. Dalw
Dalw

Vianaar Infra LLP

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Authorized Signatory

Dalw *Dalw*

M. D. Dalw *S.S. Dalw*

BETWEEN

1A) MR. DEVANAND ARJUN NAIK Alias **DEVANAND ARJUN NAIQUE** Alias **DEVANAND A NAIK**, son of late Shri. Arjun Shivram Naik, 61 years of age, married, , businessman, Indian National having **PAN CARD NO.** [REDACTED] and **AADHAR CARD NO.** [REDACTED] and his wife;

1B) MRS. SUMANGALA DEVANAND NAIK Alias **SUMANGAL DEVANAND NAIQUE** daughter of Vasudev Kandolkar, 52 years of age, married, housewife, Indian National, having **PAN CARD NO.** [REDACTED] and **AADHAR CARD NO.** [REDACTED] both R/o H.No 179/143, Shiv Ganga Niwas, Alto Bela Vista, Sangolda, Bardez-Goa;

2A) MR. SHIVRAM GOPAL DALVI Alias **SHIVRAM G DALVI**, son of late Shri. Gopal Dalvi, aged about 78 years, married, Businessman, Indian National, holding **PAN CARD NO.** [REDACTED] and **AADHAR CARD No.** [REDACTED], and his wife,

2B) MRS.SHUBHANGI SHIVRAM DALVI, daughter of Rudraji Sadashvrao Brid, 63 years, married, housewife, Indian Natioanl, holding **PAN CARD No.** [REDACTED] AND **AADHAR CARD No.** [REDACTED] both residents of, Flat No. BG06, H. No. 264/123F, Mathura Enclave, Near Gautam Hotel, Alto Savlem, Pilerne, Bardez, Goa 403521, All the aforesaid persons jointly 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, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART.**

AND

M/S. VIANAAR INFRA LLP, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAP-0902, having PAN No. [REDACTED] and their registered office at

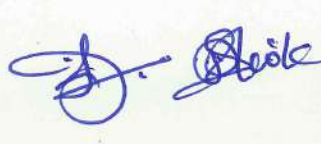
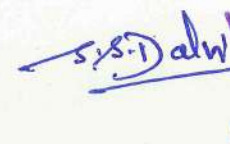
Vianaar Infra LLP,

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378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Managing Director **MR. AKSHAY CHAUDHRY**, son of Late Ajay Chaudhry, 37 years of age, married, Holder of PAN Card no. [REDACTED] Indian National, r/o E 47, Sector 39, Near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310 vide Board of Directors resolution no.BM/04-2022-2023 dated 12/05/2022, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** represented herein through duly constituted Power of Attorney Holder, , **MRS. ALISHA V.POLLE Alias Alisha A.Shirodkar**, w/o Dr.Vaman P.Polle, 33 years of age, Indian National, Assistant Manager (legal), at Vianaar Homes Goa, married, Holder of PAN Card No. [REDACTED] resident of H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 20/05/2022, duly notarized before the Notary Public, Ms. Madhumita Salatry, bearing Registration No. 4075/2022, at Mapusa.

WHEREAS there exist an immovable Property known as "SORANTO" admeasuring an area of 3300 square meters situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa not known to be enrolled in the Taluka Revenue Office , having Old Cadastral No.3073, and presently surveyed under survey no 199/4 ,of Village Anjuna, Bardez-Goa hereinafter referred to as the SAID PROPERTY and which is more particularly described in SCHEDULE I hereunder.

AND WHEREAS said Property originally belongs to Smt. Clementina Menezes wife of Shri. Agostinho Francisco Pinto and upon the death of Smt. Clementina Menezes the said property came to be devolved to Smt. Rosario Francisco Maximiano Pinto

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alias Rosario Pinto son of Shri. Agostinho Francisco Pinto was Bachelor.

AND WHEREAS by a registered Sale Deed dated 03/05/1979 Smt. Rosario Franciso Maximiano Pinto alias Rosario Pinto sold the aforesaid property to Shri. Ramchandra Dattaram Morazkar alias Ramchandra Dattaram Shet Gaunkar which Sale deed is duly registered no. 802 at pages 409 to 412 at Book no. IV of 136 dated 06/10/1979, in the office of Sub-Registrar of Bardez at Mapusa, Goa.

AND WHEREAS by a registered Deed of Sale dated 09/07/1979 Shri. Ramchandra Dattaram Morazkar alias Ramchandra Dattaram Shet Gaunkar along with his wife Smt. Shakuntala Ramchandra Morazkar alias Shakuntala Ramchandra Shet Gaunkar sold the aforesaid property in favour of Shri. Janardan Vithal Govenkar, son of late Shri. Vithal Pandurang Govenkar which Sale Deed registered at No. 856 of Book no I, VOL 137 at pages 182 to 186 dated 29/10/1979.

AND WHEREAS Shri. Janardan Vithal Govenkar along with his wife Smt. Sushma Janardan Govenkar sold the said Property in favour of Shri. Devanand Arjun Naik the VENDOR NO.1(a) herein and Shri. Shivram Gopal Dalvi the VENDOR NO.2(a) herein vide registered Sale Deed dated 24/04/2006 which Sale Deed duly registered at no. 249 at pages 254 to 269 of Book No. I, Vol 1649 dated 12/05/2006, in the office of Sub-Registrar of Bardez at Mapusa, Goa.

AND WHEREAS by virtue of aforesaid Sale Deed the VENDOR NO.1(a) and the VENDOR NO.2(a) are presently jointly owned and possessed the said property having purchase the same in the year, 2006; and the VENDOR NO.1(a) and the VENDOR NO.2(a) accordingly carried out Mutation Proceedings and their



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names have been included in Form I & XIV in respect of Survey No.199/4 of Village Anjuna, Bardez, Goa.

AND WHEREAS Shri. Devanand Naik the VENDOR NO.1 (a) herein married to the VENDOR NO.1 (b) under the regime of Communion of Assets as applicable in the State of Goa as such the VENDOR NO.1 (b) became half sharer or holding 50% right along with VENDOR NO.1 (b) in the said Property; and remaining half of the said Property 50% right is being co-owned by the VENDOR NO.2 (b), herein.

AND WHEREAS The VENDOR NO. 1(a) & 2(a) have obtained Conversion Sanad for portion of area admeasuring 3300.sq.mtrs of the SAID PROPERTY, bearing survey No. 199, sub-division No. 4 of Village Anjuna, Taluka Bardez, which is dated 14/11/2008 and bearing Reference No. RB/CNV/BAR/131/2008, the original of which VENDORS have handed over to the Purchaser, and that, by virtue of this Deed, the VENDORS herein assign all their rights towards the said Sanad in favour of the Purchaser for all legal purposes.

AND WHEREAS the VENDOR NO.1 (a) & VENDOR No. 2(a) have further obtained NOC from the Directorate of Health Services, Primary Health Centre, Siolim dated 20/03/2020, bearing Ref. No. PHCS/HS/NOC/19-20/2395, from the sanitary point of view for the proposed amalgamation of plots and construction of Residential bungalows (Type A & Type B) (12 nos) Swimming Pools and Compound Wall.

AND WHEREAS the VENDOR NO.1 (a) and the VENDOR NO. 2(a) herein have obtained Technical Clearance dated 04/03/2020 vide Ref No.TPB/5931/ANJUNA/TCP-20/1109, from the office of Town and Country Planning Department, Government of Goa.

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AND WHEREAS The VENDOR No. 1(a) and VENDOR No. 2(a) have already obtained Permission for proposed amalgamation of plots and construction of Residential bungalows (Type A & Type B) (12 nos) Swimming Pools and Compound Wall in the Village Panchayat of Anjuna-Caisua for the SAID PROPERTY bearing survey No. 199 sub-division No. 4 of Village Anjuna, Taluka Bardez, which is dated 20/10/2020 and bearing Construction License No. VP/ANJ-CAI/2020-2021/2034, the original Construction Permission VENDORS have handed over to the Purchaser today, and that, by virtue of this Deed, the VENDORS herein assign all the rights towards the said Construction Permission in favour of the Purchaser for all legal purposes.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 3300 Square Meters, situated at Anjuna Village, and which is described under SCHEDULE – I hereunder written.

AND WHEREAS the abovenamed VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and



that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".

b) That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

c) That no other person/persons other than the VENDORS mentioned hereinabove 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 he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

d) That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.

e) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality 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 or either of them regarding the "SAID PROPERTY";

f) 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.



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g) 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.

h) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".

i) That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".

j) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTY" to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under SCHEDULE - I hereunder written, to the PURCHASER.



  
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AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of **Rs. 3,96,00,000/- (Rupees Three Crore Ninety Six lakhs Only)** which is its fair market value.

AND WHEREAS now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. 3,96,00,000/- (Rupees Three Crore Ninety Six Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **Rs. 3,96,000/- (Rupees Three Lakhs Ninety Six Thousand Only)** works out to **Rs.3,92,04,000/- (Rupees Three Crore Ninety Two Lakhs Four Thousand Only)**, is paid by the PURCHASER to the VENDORS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described






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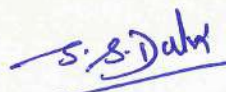

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in Schedule I hereunder written and is delineated in RED in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging 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 PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PROPERTY" described in the SCHEDULE - I hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PROPERTY including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.

3. That the VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PROPERTY".


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4. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PROPERTY" hereby sold to him as his own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.

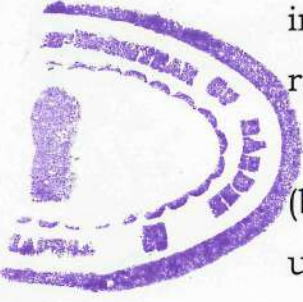
5. That the VENDORS covenant with the PURCHASER as under:-

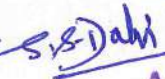
(a) that they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

(b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";

(c) That they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;

(d) That they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances;



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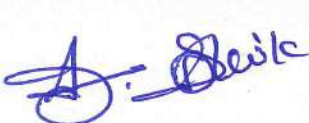
(e) That the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PROPERTY", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

(f) That there are no outstanding dues in respect of the "SAID PROPERTY" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDORS up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.

6. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PROPERTY" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.

7. That the VENDORS do hereby declare that they have NO OBJECTION to transfer the Licenses's obtained from the competent authorities, in favor of the PURCHASER.

8. That the VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY" and/or any part thereof. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third


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party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PROPERTY" hereby sold.

9. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

10. That in case of increase in the area of the SAID PROPERTY if found on loco at any time in future on resurvey, then the same shall exclusively be owned and possessed and enjoyed by the PURCHASER and the PURCHASER shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

11. The said Scheduled property is non-agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of Civil Registrar-cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.

12. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in a transaction do not belong to Schedule Caste/Schedule Tribe under Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

13. The market value of the 'SAID PROPERTY' is **Rs. 3,96,00,000/- (Rupees Three Crore Ninety Six Lakhs Only)** accordingly, the stamp duty of 4.5% i.e. **Rs. 17,83,500/- (Rupees Seventeen Lakhs Eighty Three Thousand And Five**



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Hundred Only) is affixed to this Deed plus registration charges of **Rs. 11,93,000/- (Rupees Eleven Lakhs Ninety Three Only)** are paid on execution of this Deed, which is borne by the PURCHASER.

 S. S. Dahiya

Vianaar Infra LLP


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SCHEDULE- I

ALL THAT immovable Property known as "SORANTO" admeasuring an area of 3300 square meters situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office , having Old Cadastral No.3073, and presently surveyed under survey no 199/4 of Village Anjuna, Bardez-Goa and is bounded as under :-

Towards the North:- By Public Road

Towards the South:- By property bearing survey no 199/3 and 199/5 of Anjuna Village

Towards the East:- By Public Road

Towards the West:- By Public Road



[Handwritten signatures]

Vianaar Infra LLP
[Signature]
Authorized Signatory

SCHEDULE II
(CONSIDERATION)

**Rs. 3,96,00,000/- (Rupees Three Crore Ninety Six Lakhs
Only)**

PAID TO MR.DEVANAND A.NAIK AND MR.SHIVRAM GOPAL DALVI IN RUPEES				
NAME	Total Amount	TDS %	TDS deducted	Final Amount
Paid to MR. DEVANAND A. NAIK	Rs. 1,98,00,000/-	1%	Rs. 1,98,000/-	Rs. 1,96,02,000/-
Paid to MR. SHIVRAM GOPAL DALVI	Rs. 1,98,00,000/-	1%	Rs. 1,98,000/-	Rs. 1,96,02,000/-
Paid via RTGS to MR.DEVANAND A NAIK, drawn on State Bank Of India, PBB Miramar Branch, having Account No.34833401594, Vide UTR No.HDFCR52022071882719019.				
Paid via RTGS to MR.SHIVARM GOPAL DALVI, drawn SVC Co-operative Bank, Panjim Branch, having Account No.108003130001795, Vide UTR No.HDFCR52022071882707869.				

**IN WITNESS WHEREOF the parties to these presents have
signed and subscribed their respective hands on the 15th day
of July month and the 2022, herein above mentioned.**

[Handwritten signatures in blue ink]

Vianaar Infra LLP
[Signature]
Authorized Signatory

SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 1A"



MR. DEVANAND ARJUN NAIK

L.H.T.I.

R.H.T.I.



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SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 1B"



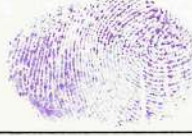
Sumangala

MR. SUMANGALA DEVANAND NAIK

L.H.T.I.

R.H.T.I.

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Sumangala

Mr. Sumangala

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S.S. Dahi

Vianaar Infra LLP

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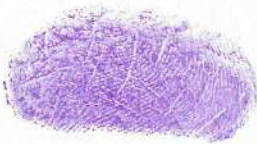
SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 2A"



MR. SHIVRAM GOPAL DALVI

L.H.T.I.

R.H.T.I.



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WITHIN NAMED "VENDOR NO. 2B"



MRS.SHUBHANGI SHIVRAM DALVI

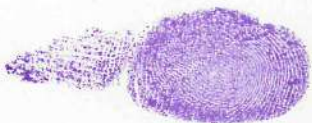
S.S. Dalvi

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**SIGNED AND DELIVERED BY THE
WITHIN NAMED "PURCHASER"**

M/S VIANAAR INFRA LLP

Represented by its Partner

MR.AKSHAY CHAUDHRY through

his POA holder,

MRS.ALISHA V.POLLE



L.H.T.I.

R.H.T.I.

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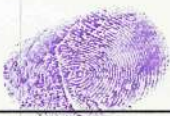
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WITNESSES:

1. Name : Savio Monteiro

Age : 31

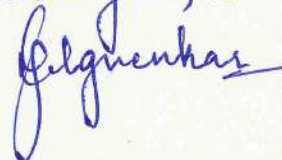
Residential Add. : Nisar - Goa

Signature : 

2. Name : Nikeeta Velgunkar

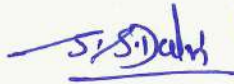
Age : 30 yrs.

Residential Add. : Saligao, Bardez - Goa

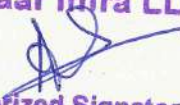
Signature : 







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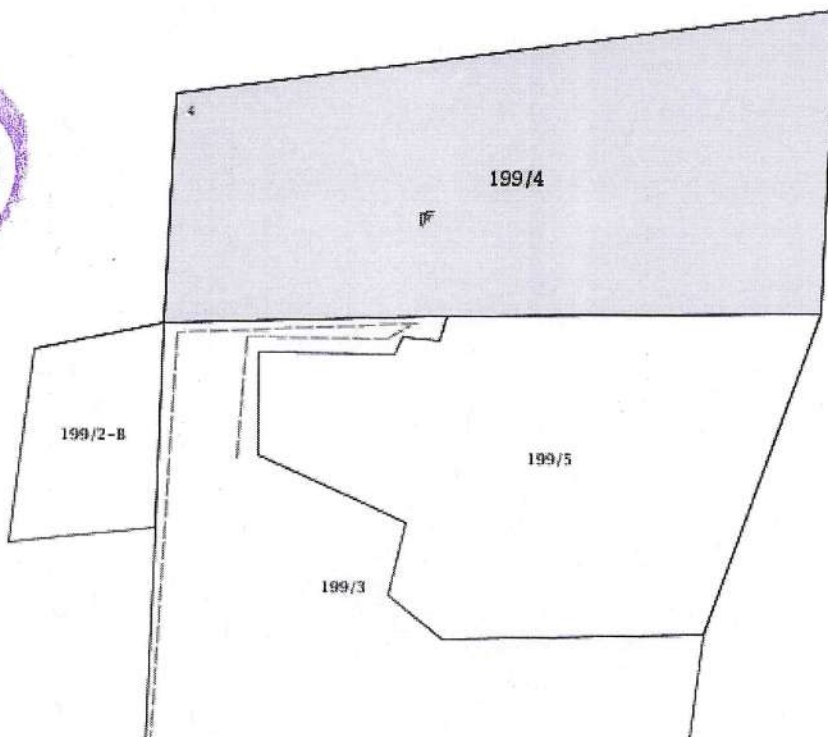


2012 - 5RL - 5539
19/04/22

Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 199 , Subdivision No.: 4

Scale 1:1000

Reference No.: REV192212546



This record is computer generated on 08-04-2022 04:16:25. 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

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[Handwritten signatures] S. S. Dahi

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**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 19-Jul-2022 12:54:12 pm

Document Serial Number :- 2022-BRZ-3339

Presented at 12:26:58 pm on 19-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	1782000
2	Registration Fee	1188000
3	Mutation Fees	2500
4	Processing Fee	3120
Total		2975620

Stamp Duty Required :1782000/-

Stamp Duty Paid : 1783500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle Alias Alisha A Shiroadkar ,Father Name: ANIL SHIRODKAR, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H No 443 Prerna Near Rashtroli Temple Canca Bardez Goa 403510, Address2 - , PAN No.: [REDACTED]			 Vianaar Infra LLP Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Devanand Arjun Naik Alias Devanand Arjun Naique Alias Devanand A Naik , Father Name:Arjun Shivram Naique, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, H NO 179-143 Shiv Ganga Niwas Alto Bela Vista Sangolda Bardez -Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Sumangala Devanand Naik Alias Sumangal Devanand Naique , Father Name:Pandurang Kandolkar, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Housewife, H NO 179-143 Shiv Ganga Niwas Alto Bela Vista Sangolda Bardez -Goa, PAN No.: [REDACTED]			
3	Shivram Gopal Dalvi Alias Shivram G Dalvi , Father Name:Gopal Dalvi, Age: 78, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No BG06 H No 264-123F Mathura Enclave Near Gautam Hotel Alto Savlem pilerne Bardez Goa, PAN No.: [REDACTED]			
4	Shubhangi Shivram Dalvi , Father Name:Rudraji Sadashvrao Brid, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No BG06 H No 264-123F Mathura Enclave Near Gautam Hotel Alto Savlem pilerne Bardez Goa, PAN No.: [REDACTED]			
5	Alisha V Polle Alias Alisha A Shirodkar , Father Name: ANIL SHIRODKAR, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Prerna Near Rashtroli Temple Canca Bardez Goa 403510, PAN No.: [REDACTED] as Power Of Attorney Holder for Mr Akshay Chaudhry			 Vianaan Infra LLP Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 31, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, H no 429 Fetorim Piadade Divar Goa, H no 429 Fetorim Piadade Divar Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Nikeeta Velguenkar, Age: 31, DOB: , Mobile: 8888761920 , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, H No 3/95 Saligao Goa, H No 3/95 Saligao Goa, Saligao, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-3339

Book :- 1 Document

Registration Number :- **BRZ-1-3231-2022**

Date : 19-Jul-2022

Shabe
19/7/2022

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

SUB-REGISTRAR
BARDEZ

Anyali



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:- 19-Jul-2022 12:55:57
Date of Receipt: 19-Jul-2022

Receipt No : 2022-23/9/1822
Serial No. of the Document : 2022-BRZ-3339
Nature of, Document : **Conveyance - 22**

Received the following amounts from **Alisha V Polle Alias Alisha A Shirodkar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1188000	E-Challan	• Challan Number : 202200428012 • CIN Number : CPABRHBAJ0	1188000
Processing Fee	3120	E-Challan	• Challan Number : 202200428012 • CIN Number : CPABRHBAJ0	5000
Total Paid	1193000 (Rupees Eleven Lakhs Ninety Three Thousands only)			

Probable date of issue of Registered Document: / /

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 :

RAM KATH WAIK

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 **19-Jul-2022**

Signature of the person receiving the Document

RAM KATH WAIK



Signature of the Sub-Registrar

Vianaar Infra LLP

Authorized Signatory

Signature of the Presenter

Signature of the Sub-Registrar