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UNA Homes LLP  
For Whom/ID Proof:  
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For CITIZEN CREDIT™  
CO-OP BANK LTD

Authorised Signatory



2023-BRL-674  
8/2/23

## DEED OF SALE



UNA HOMES LLP  
Authorized Signatory



This DEED OF SALE is made at Mapusa, Goa, on this 8<sup>th</sup> day of February of the year two thousand and twenty three;

**B E T W E E N**

**M/S. RAINBOW INFRA**, a Partnership Firm having its office at 6, Harjas Co-op. Housing Society Ltd., near Mary Immaculate Church School, SVP Road, Borivali (W) Mumbai-400092, holding PAN Card [REDACTED] herein represented by its Partners



1. **Mr. JUDE STEPHEN PEREIRA**, son of Shri Stephen Charles Pereira, aged 55 years, business, Indian National, holding PAN Card [REDACTED], and Aadhaar card no. [REDACTED], residing at Green Land, Fr. Jose Gabriel Pereira Road, Chanebori, Mulgaon, Vasai West Bassein, Thane, Maharashtra 401201.

2. **Mr. JORDAN STEPHEN PEREIRA**, son of Shri. Stephen Charles Pereira, aged 53 years, business, Indian National, holding PAN Card [REDACTED], and Aadhaar card no. [REDACTED] residing at Green Land Bungalow, Pereira Road, Khajanbhat, Chanebori, Vasai West, Vasai, Bassein Thane Vasai Maharashtra 401201.

3. **Mr. DOMINIC PAUL MENEZES**, son of Shri. Paul Niculus Menezes, aged 65 years, business, Indian National, holding PAN Card [REDACTED], and Aadhar card no. [REDACTED], residing at Rose, Villa, Manickpur, Near Sanghavi Timber Mart Vasai Road West, Thane, Maharashtra 401202.

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**UNA HOMES LLP**  
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4. **Mr. BHUVNESH ANANTRAI MAGDANI**, son of Shri Anantrai Magdani, aged 59 years, business, Indian National, holding PAN Card [REDACTED] and Aadhar card no. [REDACTED], residing at 1405/1406, Prathemesh Pooja TPS-3, Kastoor Park, 51st Road, Borivali West Mumbai, Maharashtra.

5. **Mr. HIMANSU ANANTRAI MAGDANI**, son of Mr. Anantrai Magdani, aged 65 years, business, Indian National, holding PAN Card [REDACTED] and Aadhar card no. [REDACTED] residing at 1406, Prathmesh Pooja Chs ltd, T P S-3, Kastur Park, Borivali West, Mumbai, Maharashtra.

6. **Mr. RAGHAVENDRA SHETIYA**, son of Mr. Ramesh Shetiya, aged about 45 years, business, holding PAN Card [REDACTED] and Aadhaar card no. [REDACTED], residing at Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, hereinafter referred as "THE VENDOR" ( which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators and assigns ) of the ONE PART.

**A N D**

**UNA HOMES LLP**, a Limited Liability Partnership, resisted under Identification No. AAY-7112, dated 23/09/2021, having its Registered office at 304, 3<sup>rd</sup> Floor, Plot No. 506A, Doli Chambers, Bhaskarrao Kargutkar Marg, Strand Cinema, Colaba, Mumbai Maharashtra holding PAN Card [REDACTED] herein represented by its Partners

**RAINBOW INFRA**  
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**UNA HOMES LLP**  
Jasmininder Singh  
Authorized Signatory



1. **MR. ASHWIN SURESH NARWEKAR** son of Mr. Suresh Murari Narwekar, age 48 years, Married, Business, Indian National, holding PANCARD [REDACTED], and Aadhar card no. [REDACTED], resident of 81, Satnam Appt, 8<sup>th</sup> Floor Sadhu Vaswani Marg Opp. WTC Cuffe Parade Colaba Mumbai Maharashtra, And:

2. **MR. JASMINDER SINGH ARORA**, son of Mr. Gurbachan Singh Arora, age 61 years, Married, business, Indian National, holding PANCARD [REDACTED], and Aadhar card no. [REDACTED], and his wife,

3. **MRS. DEEYA SINGH ARORA**, Daughter of Mr. Parshotamsingh Ramsingh Bajaj, age 53 years, Married, business, Indian National, holding PANCARD No. [REDACTED], and Aadhar card no. [REDACTED] Both resident of 1805, Valencia Building Off Link Road Sundervan Complex Andheri West Azad Nagar Mumbai Maharashtra 400053 hereinafter referred as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, executors, administrators and assigns ) of the OTHER PART.

WHEREAS the partners of **M/S. RAINBOW INFRA** are represented through their lawful attorney's **Mr. RAGHAVENDRA SHETIYA**, son of Mr. Ramesh Shetiya, aged about 45 years, business, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], residing at Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, vide Power of Attorney dated 14-07-2014 executed before Notary Denis J. D'Mello of Thane under registration No. 717/2014. A copy of the Power of Attorney is annexed to this deed.

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UNA HOMES LLP  
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AND WHEREAS MRS. DEEYA SINGH ARORA alias DEEYA JASMINDER, partner of **UNA HOMES LLP** is represented through her lawful attorney MR. JASMINDER SINGH ARORA, son of Mr. Gurbachan Singh Arora, age 61 years, Married, business, Indian National, holding PANCARD No. [REDACTED] and Aadhar card no. [REDACTED] resident of 1805, Valencia Building Off Link Road Sundervan Complex Andheri West Azad Nagar Mumbai Maharashtra 400053, vide Power of Attorney dated 20/01/2023 executed before the Joint Sub Registrar Andheri Mumbai under registration No. BADAR 17-1039-2023. A copy of the Power of Attorney is annexed to this deed.

AND WHEREAS there exist a property known as "TONCA" with a house bearing H.No. 1/10, admeasuring 1253 sq.mts, situated at Cunchelim, Mapusa, within the limits of Mapusa Municipal Council, Bardez Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 35235. at pg. 129. of Book B 90 and not enrolled in the Taluka Revenue Office, bearing old cadastral survey no. 98 and presently bearing Chalta No. 39 of P. T. Sheet 5, City Survey, Mapusa Bardez Goa.( hereinafter for the sake of brevity called as the said property)

AND WHEREAS the said property originally belonged to Isabel Claudina de Braganza Souza, married to Domingos Pascoal Vincent D'souza and inscribed in her name under no. 29232 in the office of land registration as per Deed of Sale dated 16/7/1938 registered in office of Camarca de Bardez in favour of Isabel Claudina de Braganza Souza, wife of Domingos Pascoal Vincent de souza.

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Jasmininder Singh  
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AND WHEREAS on the death of Domingos Pascoal Vincent de souza, (a) Ana Francisca de souza and her husband Francisco de souza, (b) Mrs. Basilia Filomena. Dsouza and her husband Jose Xavier Pereira, (c) mrs. Rosa Leonilda de souza and her husband Ignatius Anthony de souza renounced and relinquished their rights as per Deed of Relinquishment and Renunciation dated 15/5/1982, registered in the office of civil registrar- cum sun-registrarand notary ex-officio panaji, on book no. 615 of deed at page 79.

AND WHEREAS the said Mrs. Isabel Claudina de Braganza Souza vide Will dated 10/03/1981 registered in the Sub-Registrar of Ilhas under Book no.114 at page 76 executed by Marcos Manuel Julius de Souza in favour of Filomena Fatima Barca de Souza alias D'souza alias Philomena de Souza alias Freda, Daughter of late Domingos Pascoal Vincent D'souza.

AND WHEREAS the said Mrs. Isabel Claudina de Braganza Souza left behind Marcos Manuel Julius de Souza married to Filomena Fatima Barca de Souza alias D'souza alias Philomena de Souza alias Freda and three daughters which is confirmed as per Deed of Succession dated 13/6/2014 registered in the Sub-Registrar of Ilhas on the death of Marcos Manuel Julius de Souza.

AND WHEREAS Filomena Fatima Barca de Souza alias D'souza alias Philomena de Souza alias Freda, Weldon Robert de Souza & his wife Ursula Jane Norden, Welda Daphne Dietert & her husband Ralf Eric Dietert, Wanda Rebecca Garvey & her husband Melvin John Garvey sold the said property to M/S. RAINBOW INFRA, partnership firm vide Deed of Sale dated 15/7/2014 registered in office

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of Sub-Registrar of Bardez under no. BRZ-BK1-03206-2014, CD NO.BRZD702 dated 16/7/2014.

AND WHEREAS the said property partitioned by order dated 12/01/2015 in the case no. 15/106/2014/PART/LAND/DC-II/3/2021 passed by DY. Collector North Mapusa.

AND WHEREAS M/S. Rainbow Infra, partnership firm obtained Sanad under NORB/CNV/AC-II-20/2015 dated 10/6/2015 issued by Collector, North Goa, Panaji, Goa.

AND WHEREAS the vendor **M/S. RAINBOW INFRA** being absolute owner in possession of said property and ruin house bearing house No. 1/10. described in schedule and shown in the plan annexed to this deed have agreed to sell and the purchaser have agreed to purchase the same at or for the total price of Rs. 1,50,00,000/- ( Rupees One Crore Fifty Lakhs only) free from all encumbrances, charges, demands whatsoever.

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

1. That in pursuance of the said agreement and in consideration of the total sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) paid by the purchaser to the Vendor after deducting 1% TDS of sum of Rs. 1,50,000 ( Rupees One Lakhs Fifty Thousand Only) paid vide Challan Serial No. 15287 dated 01/02/2023 and amount of Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakhs Fifty

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Thousand Only )paid by the PURCHASER to the VENDOR by DD No. 365562 Dated 04/02/2023 for Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakhs Fifty Thousand Only) drawn on Axis Bank Cuffe Parade Mumbai Branch and (the receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof release and discharge the Purchasers forever) the Vendors as owners of house property described in schedule do hereby transfer, convey and assure by way of sale unto the Purchasers free from all encumbrances together with privileges, easements, appurtenances and ways whatsoever TO HAVE AND TO HOLD unto the Purchasers forever Together with all the estate, right, title, interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof to have and to hold the same unto and to the use of the purchasers, its executors, administrators, assigns absolutely and forever together with title deeds, writings, muniments and other evidence of title. The vendors do hereby covenant with the purchasers their executors, administrators, assigns that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the vendors are now lawfully seized and possessed of the said house property free from any encumbrances, attachment or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said house property in the manner aforesaid and that the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said house property without any claim or demands whatsoever from the vendors or any persons claiming through or under them. The vendors their executors, administrators, assigns covenant with the purchasers their heirs, executors, administrators, assigns to save harmless, indemnify and keep indemnified the purchasers their executors, administrators, assigns from or



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against all encumbrances, charges and equities whatsoever. The vendors their executors, administrators, assigns further covenant that they shall at the request and cost of the purchasers their executors, administrators, assigns do or execute or caused to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said house property and every part thereof in the manner aforesaid according to true intent and meaning of this deed.

2. The VENDORS do hereby covenant and declare that they have now good right, full power and absolute authority to sell and convey the said house property hereby conveyed unto the Purchasers in the manner aforesaid.

3. The PURCHASERS shall hereafter peacefully and quietly hold, use, possess and enjoy the house property as their own without any claims or demands whatsoever from the Vendors or any other persons whomsoever.

4. The VENDORS do hereby covenant and declare that the house property hereby transferred or intended to be transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and the Vendors have not done anything whereby the house property may be subject to any attachment or lien of any court or person whatsoever and that the Vendor through its representative covenant to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, equities claims or demands whatsoever.

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5. The VENDORS and all persons claiming under them further covenant that the Vendors shall and will from time to time upon the request and at the cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the house property and every part thereof unto the Purchaser and placing the Purchaser in possession of the same according to the true intent and meaning of this deed as shall be or may be reasonably required.

6. The Vendors do hereby declare and give their no objection for mutation entry and include the names of the Purchasers in Form D bearing Chalta No. 39 of P. T. Sheet 5, City Survey, Mapusa Bardez Goa and also give no objection to transfer the house tax of H.No.1/10 in the records of Mapusa Municipality.

7. The Vendors and the Purchasers hereby declare that the parties in transaction do not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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## SCHEDULE I

There exists a property known as TONCA with a house bearing H.No. 1/10, admeasuring 1253 sq.mts, situated at Cunchelim, Mapusa, within the limits of Mapusa Municipal Council, Bardez Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no.35235. at pg. 129. of Book B 90 and not enrolled in the Revenue Office, bearing old cadastral survey no. 98 and presently bearing Chalta No. 39 of P. T. Sheet 5, City Survey, Mapusa bardez goa and bounded as under:

On or towards North : By Road

On or towards South : By Property Bearing Chalta No. 41

And 41-A Of P. T. Sheet 5

On or towards East : By Road

On or towards West : By Road



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Authorized Signatory  
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## SCHEDULE II

All that ruin house in the said property bearing Chalta No. 39 of P. T. Sheet 5, City Survey, Mapusa Bardez Goa, the whole property described in Schedule-I bearing H.No. 1/10 admeasuring an area of 220 sq. mts.

IN WITNESS WHEREOF the Vendors and the Purchasers have put their respective hands, on the date, month and the year, first hereinabove mentioned in the presence of two witnesses :-

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UNA HOMES LLP  
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**VENDOR:**

**M/S. RAINBOW INFRA**

**Represented by its partners**



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Authorised Signatory

RAINBOW INFRA

Authorised Signatory

**(SHRI. RAGHAVENDRA SHETIYA)**  
**(For self and attorney for all partners)**

L.H.F. Prints

R. H.T. Prints



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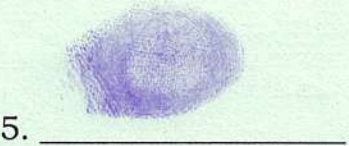
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Authorised Signatory  
Jasmin de Singh



**PURCHASERS:**

**M/S UNA HOMES LLP**

**Represented by its partners**



**UNA HOMES LLP**  
Authorized Signatory

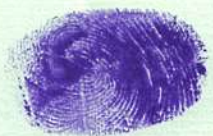
**UNA HOMES LLP**  
Authorized Signatory

**(ASHWIN SURESH  
NARWEKAR )**

L.H.F. Prints

R.H.F. Prints



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**RAINBOW INFRA**  
Authorized Signatory

**UNA HOMES LLP**  
Authorized Signatory





UNA HOMES LLP  
*Jasminder Singh*  
Authorized Signatory  
(JASMINDER SINGH ARORA)  
For self and lawful attorney of  
MRS. DEEYA SINGH ARORA

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R.H.F. Prints

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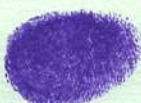
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RAINBOW INFRA  
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Authorised Signatory

UNA HOMES LLP  
*Jasminder Singh*  
Authorized Signatory



**WITNESSES:**



**MR. PRAKASH KAMBLE**

**R/O.Dattawadi, Mapusa, Bardez, Goa.**



**MR. SUMEET VINAYAK NARVEKAR**

**R/O H No. 255/A, Quitia Near**

**Ravalnath Temple,**

**Salvador do Mundo North Goa**



**RAINBOW INFRA**  
  
Authorized Signatory

**UNA HOMES LLP**  
  
Authorized Signatory  
*Jaaminder Singh*



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN

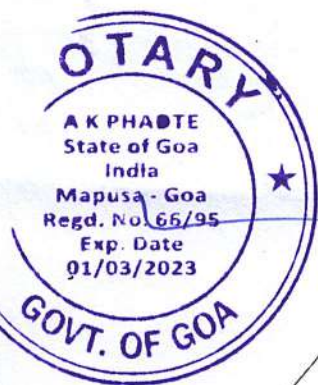



OF THE LAND BEARING P.T. SHEET NO. 5, CHALTA NO. 39  
SITUATED AT CUNCHELM (MAPUSA) CITY OF BARDEZ TALUKA APPLIED  
BY RAINBOW INFRA FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.  
RB/CNV/BAR/AC-II/20/2015 DATED 05-05-2015 FROM THE OFFICE OF THE  
ADDITIONAL COLLECTOR-II, NORTH GOA COLLECTORATE, PANAJI - GOA.

SCALE : 1:1000



AREA APPLIED FOR CONVERSION. .... 1053 Sq. Mts.



  
K. S. PANGAM  
Inspector of Surveys And Land Records  
City Survey, Mapusa AND RECORDS

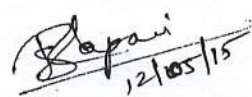


PREPARED BY



CHANDRASHEKAR G. CHARI  
Field Surveyor

VERIFIED BY:

  
12/05/15

RESHMA R. DHARGALKAR  
Head Surveyor

SURVEYED ON: 7/05/2015

FILE NO: 35/CNV/CITY/MAP/15

  
RAINBOW INFRA  
Authorized Signatory

  
UNA HOMES LLP  
Authorized Signatory



Issue of 6x1/2 Xerox True Copy / Copies / Original  
Of the Document On 06/04/2023  
Under Reg. No. 790/2023

A.K. Phadte  
**A. K. PHADTE** 06/02/2023  
**NOTARY**  
2nd Floor, Shalini Bld R. No. 4  
STATE OF GOA



UNA HOMES LLP

Authorized Signatory





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchelim[Mapusa] city

Page No. 1

Date 06/02/2023

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
5	39	1253.00	OCCUP. CLASS I		Private

Easements

----- Nil -----

Holders in the origin of the title  
(So far as traced) -

[AND POSSESSION OF SHRI. MARCOS MANUEL JULIAO DE SOUZA]

R/O. MIRAMAR PANAJI.

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Details - Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
07/01/2018	211891	Deed of Sale	RAINBOW INFRA by virtue of Deed of Sale registered Book no 1 Document Registration number BRZ-BK1-03206-2014 CD Number BRZD 702 on date 16-07-2014 in the office of the sub registrar of Bardez-Goa .	H	1,253.00

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Continued in Page 2





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchelim[Mapusa] city

Page No. 2

Date 06/02/2023

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
5	39	1253.00	OCCUP. CLASS I		Private

[ ]Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

\*\*\* END OF REPORT \*\*\*



The record is computer generated on 06/02/2023 at 11:42:55AM as per Online Reference Number - 0. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021.

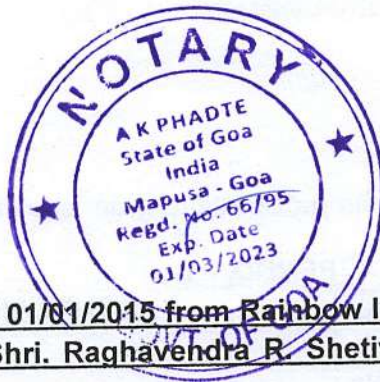
The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>.



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UNA HOMES LLP  
Authorized Signatory  
Jaswinder Kaur





No.RB/CNV/BAR/AC-II/20/2015

Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.

Dated :- 10/06/2015

TRUE COPY

Read: Application dated 01/01/2015 from Rainbow Infra represented by its partner and power of attorney holder Shri. Raghavendra R. Shetiya, r/o. Sri, Vanadevi, Salembhatt, Mercas - Goa.

**SANAD**  
**SCHEDULE-II**

( See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment ) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code" which expression shall, where the context so admits include the rules and orders thereunder) **Rainbow Infra** being the occupants of the plot registered under **P.T.Sheet No. 5, Chalta No.39** known as - Situated at **Village Cunchelim [Mapusa] City in Bardez Taluka** (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **P.T.Sheet No. 5, Chalta No.39**, admeasuring **1053.00 sq. mts.** be the same a little more or less for the purpose of **Residential use.**

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules thereunder, and on the following conditions, namely:-

**1. Levelling and clearing of the land** - The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

**2. Assessment** - The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this Sanad.

**3. Use** - The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential use**, without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all taxes, rates and cesses leviable on the said land.

**5. Penalty clause** - (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

(c) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

(d) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

(e) The necessary road widening set-back to be maintained before any development in the land.

(f) Traditional access passing through the plot, if any, shall be maintained.

(g) No trees shall be cut except with prior permission of the competent authority.

Contd...



7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No.	BOUNDARIES				Remarks
	North to	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	26.90 mts.	55.40 mts.	1053 m2	P.T.Sheet No. 5 Chalta No. 39	Road	P.T. Sheet No. 5 Chalta No. 41A & Road	Road	P.T.Sheet No. 5 Chalta No. 41 & 41A	NIL
		City :- Cunchelim (Mapusa) City Taluka: Bardez							

Remarks:-

1. The applicant has paid conversion fees of Rs.1,43,208/- (Rupees One Lakh Forty Three Thousand Two Hundred Eight Only) vide Challan No. 45/15-16 dated 25/05/2015.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1505/ MAP/TCP-15/1350 dated 27/04/2015.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.

In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Raghavendra R. Shetiya, Partner and Power of Attorney holder of Rainbow Infra** here also hereunto set his hands this 10<sup>th</sup> day of June, 2015.

(Shri. Raghavendra R. Shetiya)  
Partner and P.O.A.

(S. P. Masurkar)  
Additional Collector-II

Signature and Designation of Witnesses

1. Rajesh A. Kamat
2. Sri. Luit T. Pui

Complete address of Witnesses

1. H-101, Satt Adhar Complex Panaji
2. 4th Floor 4-C Neelkhal Arcul. Panaji  
Dr A B Ruel

We declare that **Shri. Raghavendra R. Shetiya** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

RAINBOW INFRA  
Authorized Signatory

UNA HOMES LLP  
Authorized Signatory

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
4. The Chief Officer, Mapusa Municipal Council, Mapusa - Goa.





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GOVERNMENT OF GOA

Directorate of Settlement and Land Records  
Inspector of Survey and Land Records, Mapusa

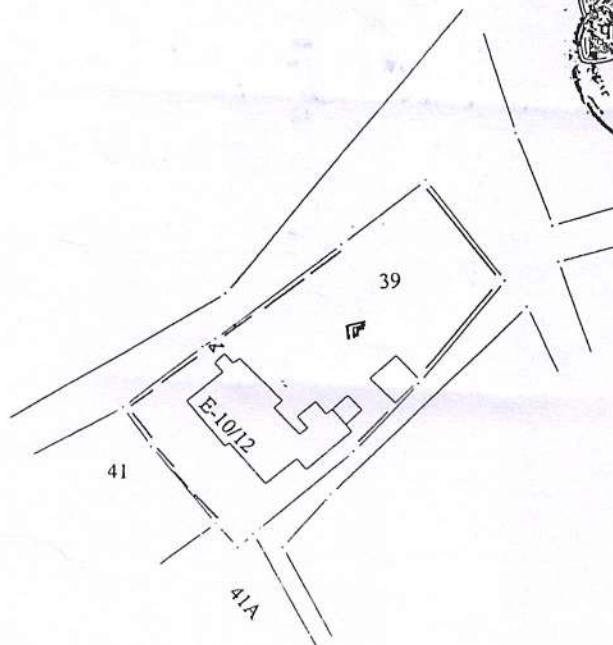
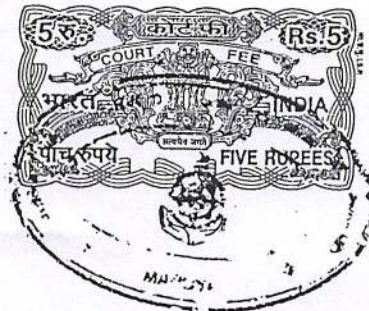


Plan showing plots situated at  
Cunchelim Village of Bardez taluka

PT Sheet No. 05 / Chalta No. 39

Scale 1:1000

Inspector of Surveys &  
Land Records  
City Survey Mapusa



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Authorized Signatory



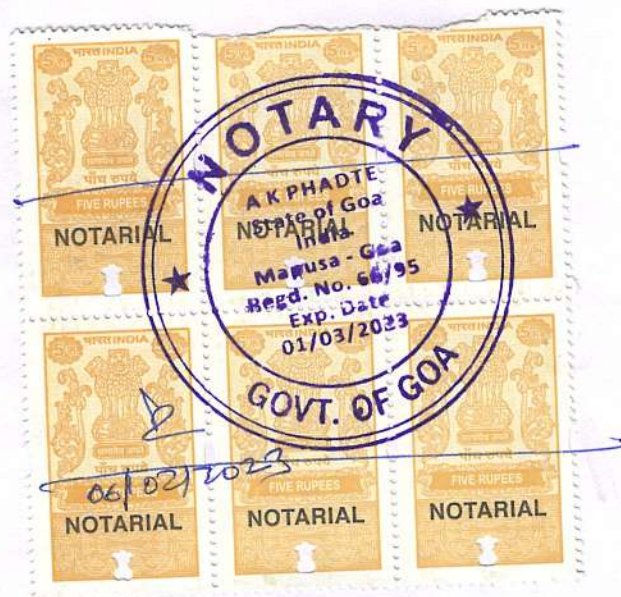
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Under Reg. No. 789/2023



A.K. Phadte  
**A. K. PHADTE**  
**NOTARY**  
2nd Floor, Shalini Bld R. No. 4  
STATE OF GOA



UNA HOMES LLP  
Authorized Signatory

RAINBOW INFRA

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Feb-2023 01:03:10 pm

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1	Stamp Duty	750000
2	Registration Fee	450000
3	Mutation Fees	2000
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Total		1204140

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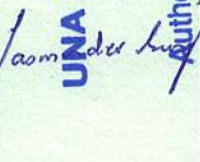















Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHWIN SURESH NARWEKAR PARTNER OF UNA HOMES LLP ,Father Name:Suresh Murari Narwekar, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 81, Satnam Appt, 8th Floor Sadhu Vaswani Marg Opp WTC Cuffe Parade Colaba Mumbai Maharashtra, Address2 - , PAN No.:			 UNA HOMES LLP Authorized Signatory




Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAGHAVENDRA SHETIYA PARTNER OF RAINBOW INFRA , Father Name:Ramesh Shetiya, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, PAN No.:			 RAINBOW INFRA Authorised Signatory









Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	ASHWIN SURESH NARWEKAR PARTNER OF UNA HOMES LLP , Father Name:Suresh Murari Narwekar, Age: 48, Marital Status: , Gender:Male,Occupation: Business, 81, Satnam Appt, 8th Floor Sadhu Vaswani Marg Opp WTC Cuffe Parade Colaba Mumbai Maharashtra, PAN No.: <input type="text"/>			 UNA HOMES LLP Authorized Signatory
3	JASMINDER SINGH ARORA PARTNER OF UNA HOMES LLP , Father Name:Gurbachan Singh Arora, Age: 61, Marital Status: , Gender:Male,Occupation: Business, 1805, Valencia Building Off Link Road Sundervan Complex Andheri West Azad Nagar Mumbai Maharashtra 400053, PAN No.: <input type="text"/>			 UNA HOMES LLP Authorized Signatory
4	RAGHAVENDRA SHETIYA , Father Name: Ramesh Shetiya, Age: 45, Marital Status: , Gender:Male,Occupation: Business, Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, PAN No.: <input type="text"/> , as Power Of Attorney Holder for HIMANSU ANANTRAI MAGDANI PARTNER OF RAINBOW INFRA			 RAINBOW INFRA Authorized Signatory
5	RAGHAVENDRA SHETIYA , Father Name: Ramesh Shetiya, Age: 45, Marital Status: , Gender:Male,Occupation: Business, Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, PAN No.: <input type="text"/> , as Power Of Attorney Holder for BHUVNESH ANANTRAI MAGDANI PARTNER OF RAINBOW INFRA			 RAINBOW INFRA Authorized Signatory
6	RAGHAVENDRA SHETIYA , Father Name: Ramesh Shetiya, Age: 45, Marital Status: , Gender:Male,Occupation: Business, Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, PAN No.: <input type="text"/> , as Power Of Attorney Holder for DOMINIC PAUL MENEZES PARTNER OF RAINBOW INFRA			 RAINBOW INFRA Authorized Signatory
7	RAGHAVENDRA SHETIYA , Father Name: Ramesh Shetiya, Age: 45, Marital Status: , Gender:Male,Occupation: Business, Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, PAN No.: <input type="text"/> , as Power Of Attorney Holder for JORDAN STEPHEN PEREIRA PARTNER OF RAINBOW INFRA			 RAINBOW INFRA Authorized Signatory
8	RAGHAVENDRA SHETIYA , Father Name: Ramesh Shetiya, Age: 45, Marital Status: , Gender:Male,Occupation: Business, Sri Vanadevi, Salem Bhatt, Mercedes Santa Cruz Tiswadi Goa, PAN No.: <input type="text"/> , as Power Of Attorney Holder for JUDE STEPHEN PEREIRA PARTNER OF RAINBOW INFRA			 RAINBOW INFRA Authorized Signatory



Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	<b>JASMINDER SINGH ARORA , Father Name: Gurbachan Singh Arora, Age: 61, Marital Status: ,Gender:Male,Occupation: Business, 1805, Valencia Building Off Link Road Sundervan Complex Andheri West Azad Nagar Mumbai Maharashtra 400053, PAN No.: , as Power Of Attorney Holder for DEEYA SINGH ARORA PARTNER OF UNA HOMES LLP</b>			 <b>UNA HOMES LLP</b> <b>Authorized Signatory</b>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: SUMEET VINAYAK NARVEKAR, Age: 30, DOB: , Mobile: 7744838783 , Email: , Occupation: Business , Marital status : Married , Address: 403101, 255-A QUITLA NEAR RAVALNATH TEMPLE SALVADOR DO MUNDO NORTH GOA, 255-A QUITLA NEAR RAVALNATH TEMPLE SALVADOR DO MUNDO NORTH GOA, Salvador-do-mundo, Bardez, NorthGoa, Goa</b>			
2	<b>Name: PRAKASH ANKUSH KAMBLE, Age: 37, DOB: , Mobile: 9271595766 , Email: , Occupation: Business , Marital status : Married , Address: 403507, 128-9, 128-9, DATTAWADI TEMPEL MAPUSA BARDEZ GOA, Mapusa, Bardez, NorthGoa, Goa</b>			

  
Sub Registrar

**SUB-REGISTRAR**  
**BARDEZ**

Document Serial Number :- 2023-BRZ-674



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Registration Number :- **BRZ-1-638-2023**

Date : 08-Feb-2023

*[Signature]*

SUB-REGISTRAR  
BARDEZ

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

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*[Signature]*

