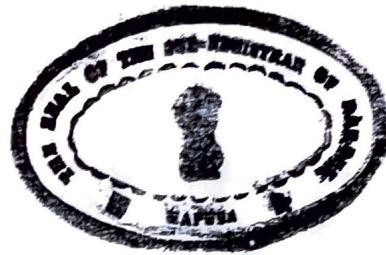
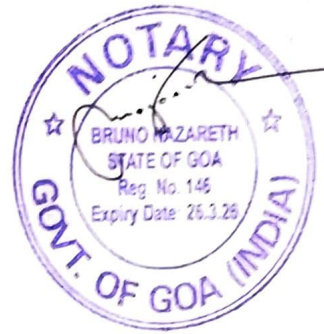


(RUPEES EIGHT LAKHS TEN THOUSAND ONLY)  
Citizens credit co-operative Bank Ltd.  
Mangalore Branch,  
Shop No. 6, 1, Ground Floor, Block D, 1,  
Bosham House  
Mangalore, Goa - 575 007  
D-5 (STAMP) / C.R. / 26.11.2012 - RD  
STAMP DUTY  
00000  
GOA  
NON JUDICIAL  
Rs 0810000/- 0.2.2021  
365430  
GOA  
INDIA \*\*Zero Eight One\*\* Zero Zero Zero Zero

Name of Purchaser JAGLAX REALTY PRIVATE LIMITED



Sr. No. 2021-RSR-759

19/02/2021

**DEED OF SALE**

*[Signature]*

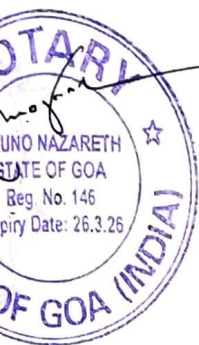
*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



**THIS DEED OF SALE** is made and executed at Mapusa, Bardez, Goa, on this 8<sup>th</sup> day of February, 2021.

**BETWEEN**

(1) **MR. SUREXA VINAECA NAGVENCAR** also known as **SURESH VINAYAK NAGVENKAR**, s/o Mr. Vinayak Pundalik Nagvenkar, about 68 years of age, Married, Indian National, holding PAN - [REDACTED], and AADHAAR Card bearing No. [REDACTED], resident of 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa,

(2) **MRS. EMUNA ALIAS SUSHMA SUREXA NAGVENCAR** also known as **SUSHMA SURESH NAGVENKAR**, d/o Mr. Ramchandra Xamba Pernemcar, w/o Mr. Suresh Vinayak Nagvenkar, about 69 years of age, Married, Indian National, Hosuewife, holding PAN- [REDACTED], and Aadhaar Crd bearing No. [REDACTED], resident of 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa,

(3) **MR. RAMEXA VINAECA NAGVENCAR** also known as **RAMESH VINAYAK NAGVENKAR**, s/o Mr. Vinayak Pundalik Nagvenkar, about 66 years of age, Married, Indian National, holding PAN - [REDACTED], and AADHAAR Card bearing No. [REDACTED], resident of 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa,

*[Handwritten signatures and stamps]*



(4) **MRS. SUNITI PARSHURAM SHIRODKAR** alias **SUNITA RAMEXA NAGVENCAR** also known as **SUNITA RAMESH NAGVENKAR** alias **SUNITA NAGVENKAR**, d/o Mr. Parshuram Uttam Shirodkar, w/o Mr. Ramesh Vinayak Nagvenkar, about 61 years of age, Indian National, Married, holding PAN- [REDACTED] and AADHAAR Card bearing No. [REDACTED], resident of 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa,

(5) **MR. PUNDOLICA XETE NAGVENCAR** alias **NAREXA NAGVENCAR** also known as **NARESH VINAYAK SHET NAGVENKAR**, s/o Mr. Vinayak Pundalik Nagvenkar, about 59 years of age, Bachelor, Indian National, holding PAN - [REDACTED], and AADHAAR Card bearing No. [REDACTED], resident of 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa, hereinafter referred to as the '**VENDORS**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **ONE PART**.

**AND**

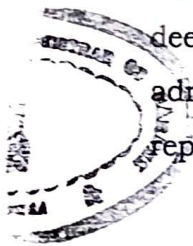
**M/S JAGLAX REALTY PVT. LTD.**, being a company Incorporated under the Companies Act,

*[Handwritten signatures and initials]*



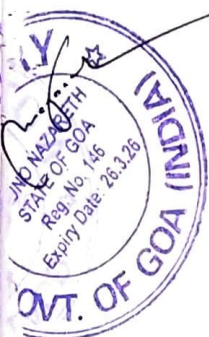


1956 having its registered office at C/o T-16, Andheria More, Mehrauli, New Delhi, PAN No. [REDACTED] through its Director **MR. GAURAV CHHABRA**, age about 33 years, Unmarried, holding PAN No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Son of Mr. Jagdish Kumar Chhabra, Indian National, resident of D1-1404, Vasant Kunj New Delhi 110070, presently residing at Siolim, Bardez, Goa, as authorized by the resolution of the board of directors dated 23-01-2019, bearing No. 9A hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **OTHER PART**.



**WHEREAS** there exist a separate, independent property known as "GOLOMBATA" also known as "IGREJAWADO", bearing survey no. 117/21 of the Village Marna, admeasuring 2200 square meters, described as a separate independent property in the Land Registration Office of Bardez under No. 30900 at pages 125 of Book B 79 (N), which property was earlier part of a larger property described under no. 8077 of Book B-21, recorded in the old cadastral survey under no. 52 of Marna Village, situated at Marna Village, within the jurisdiction of the Village





Panchayat of Marna-Siolim, Taluka and Sub District of Bardez, North Goa, District and state of Goa, hereinafter referred to as the SAID PROPERTY for the sake of brevity and more clearly described in the Schedule herein below written.

WHEREAS the SAID PROPERTY was owned and possessed by Mr. Pondorinata Narana Xete Sirodcar, in whose favour the SAID PROPERTY is found inscribed under No. 29650 at folio 149 of Book G-34.



AND WHEREAS the name of Pondorinata Naraina Xete Sirodkar was also found recorded in the Registo do Agreemensor of the old cadastral survey no. 52 of Marna Village.

AND WHEREAS upon the death of Mr. Pondorinata Narana Xete Sirodcar, the SAID PROPERTY came to be exclusively owned by his daughter Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak Nagvenkar married to Vinaica Xete Nagvencar, having taken in auction by her, the SAID PROPERTY, which was listed as Item No. 2, in the Inevntory proceedings bearing No. 183/1963 of the Court of the Civil Judge Senior Division, at Mapusa, conducted upon the death of the said late

*[Signature]*

*[Signature]* Sagunlar

*[Signature]* P. S. Sirodcar

*[Signature]* 5

*[Signature]* S. Sirodcar

Mr. Pondorinata Narana Xete Sirodcar and concluded in the year 1964.



AND WHEREAS the SAID PROPERTY is accordingly found inscribed in favour of the said Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak Nagvenkar married to Vinaica Xete Nagvencar, under inscription no. 43282 at folio 14 of Book G-47.

AND WHEREAS the SAID PROPERTY is found recorded in the new, notified survey records, exclusively in the name of Smt. Premavati Vinayak Nagvenkar.

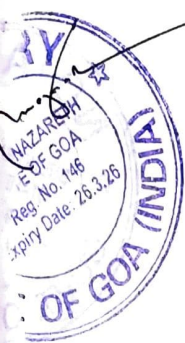


AND WHEREAS the said Vinaica Xete Nagvencar alias Vinayak Shet Nagvenkar expired on 28/05/2005 and his wife Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak Nagvenkar expired on 26/10/2010, leaving behind the VENDORS, as their sole and universal heirs, which is confirmed vide the Deed of Succession drawn on 22/06/2012, before the Civil registrar Cum Sub-registrar and the Notary Ex-Officio of Bardez, at Mapusa, under no. 839, at pages 85 reverse to 87 of Book No. 839.

Nagvenkar

6

SKRAGUJ



AND WHEREAS Mrs. Canti Nagvencar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar, was the daughter of Vinaeca Xete Nagvencar and she was married to late Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar.



AND WHEREAS the said Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar expired on 05/10/2002 and hence the said late Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar, had pre-deceased the parents of his wife, Mrs. Canti Nagvencar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar, the erstwhile owners of the SAID PROPERTY and thus the said late Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar, did not acquire any rights, interests and/or title to the SAID PROPERTY.

AND WHEREAS subsequently expired on 20-01-2020, the said Mrs. Canti Nagvencar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar, without any descendants or ascendants, living behind as her sole and universal heirs, her aforesaid brothers, as her collateral heirs, namely, the vendors no.1, 3, and 5 herein.

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*





AND WHEREAS the VENDORS have acquired the SAID PROPERTY, from its erstwhile owners Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak Nagvenkar and her husband, Vinaica Xete Nagvencar, vide inheritance, which is confirmed by the Deed of Succession drawn on 22/06/2012, before the Civil registrar Cum Sub-registrar and the Notary Ex-Officio of Bardez, at Mapusa, under no. 839, at pages 85 reverse to 87 of Book No. 839 and hence, the VENDORS are the sole, absolute and exclusive owners of the SUIT PROPERTY and there is no other person/s, who can claim a better title to the SAID PROPERTY.



AND WHEREAS the name of name of the erstwhile owner, Premavati Vinayak Nagvekar, is appearing in the occupants column of the survey records i.e. the Form I & XIV of the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASER that the VENDORS are now the sole, absolute and exclusive owners and in exclusive possession of the SAID PROPERTY and that there is no other person/s and/or entity who has or who can claim a better title to the SAID PROPERTY.

AND WHEREAS the VENDORS has represented to the PURCHASER that there are no tenants,

*[Handwritten signatures and marks]*



mundkars, occupants or any other person/s, who can claim any right to the SAID PROPERTY.

AND WHEREAS based on the representations made by the VENDORS herein, the PURCHASER have approached the VENDORS to purchase the SAID PROPERTY, admeasuring 2200 sq. mts., situated in the Village of Marna, bearing Survey No. 117/21 of Marna Village, free from all claims and encumbrances, for a total sum of Rs. 1,80,00,000/- (Rupees One Crore and Eighty Lakhs Only).



AND WHEREAS the VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER free from all claims and encumbrances for the sum of Rs. 1,80,00,000/- (Rupees One Crore and Eighty Lakhs Only), which is and constitutes the market value of the SAID PROPERTY, on the following terms and conditions as laid down herein below.

AND WHEREAS the Parties are now therefore executing this Deed of Sale, on the following terms and conditions as laid down herein below.

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

*Saley*

*Staghenlar*

*Sagaka*

*Francis*

*SPRINGS*

*Pauva*

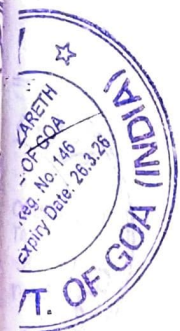


1. **IN PURSUANCE** of the aforesaid oral agreement and in consideration of the sum of Rs. 1,80,00,000/- (Rupees One Crore and Eighty Lakhs Only), paid by the **PURCHASER** to the **VENDORS**, as follows, a sum of Rs. 10,00,000/- (Rupees Ten lakhs Only), vide Demand Draft bearing No. 390193, drawn on the South Indian Bank, Vasant Kunj Branch, in favour of the **VENDOR No.1**, a sum of Rs. 49,55,000/- (Rupees Forty Nine Lakhs and Fifty Five thousand Only), vide cheque no. 009341 dated 13-02-2021 drawn on the South Indian Bank, Vasant Kunj Branch, in favour of the **VENDOR No.1**, a sum of Rs. 10,00,000/- (Rupees Ten lakhs Only), vide Demand Draft bearing No. 390204 drawn on the South Indian Bank, Vasant Kunj Branch, in favour of the **VENDOR No.3**, a sum of Rs. 49,55,000/- (Rupees Forty Nine Lakhs and Fifty Five thousand Only), vide cheque no. 009337 dated 13-02-2021 drawn on the South Indian Bank, Vasant Kunj Branch, in favour of the **VENDOR No.3**, a sum of Rs. 10,00,000/- (Rupees Ten lakhs Only), vide Demand Draft bearing No. 390205, drawn on the South Indian Bank, Vasant Kunj Branch, in favour of the **VENDOR No.5**, a sum of Rs. 49,55,000/- (Rupees Forty Nine Lakhs and Fifty Five thousand Only), vide cheque no. 009338 dated 13-02-2021 drawn

*[Handwritten signatures and stamps]*

10





on the South Indian Bank, Vasant Kunj Branch, in favour of the VENDOR No.5 , and a sum of Rs.1,35,000/- (Rupees One Lakh and Thirty Five thousand Only) is deducted towards TDS which has been credited in equal parts to the Income Tax Account of the VENDORS No.1, 3 and 5 (the receipt of which entire consideration the VENDORS does hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole, absolute and exclusive owner of the SAID PROPERTY, admeasuring 2200 sq. mts., situated in the Village of Marna, bearing Survey No. 117/21 of Marna Village, Bardez, Goa, more clearly described in the Schedule hereunder written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, admeasuring 2200 sq. mts., situated in the Village of Marna, bearing Survey No. 117/21 of Marna Village, Bardez, Goa, more clearly described in the Schedule hereunder written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed

*[Signature]*

*[Signature]* Blag Venkar

*[Signature]* 11

*[Signature]*

*[Signature]*

*[Signature]* Sparagus



therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use of the PURCHASER, forever and absolutely.

2. The VENDORS has on this day handed over vacant and peaceful possession of the SAID PROPERTY to the PURCHASER, free from all claims, demands and encumbrances, to have, occupy and hold the SAID PROPERTY, forever, as its own, from this day onwards.
3. The VENDORS covenant that the sale consideration has been paid in the hands of and in favour of the VENDORS No. 1, 3 and 5, with the consent and on the instructions of the VENDORS No. No. 2 and 4 and all the VENDORS do hereby admit and acknowledge having received the entire sale consideration from the PURCHASER.
4. The VENDORS does hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the

daguenlar

12



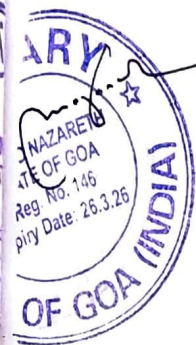
VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in them good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.

5. The VENDORS shall indemnify the PURCHASER against all and every person or persons claiming and demanding any right, title or interest in the SAID PROPERTY hereby sold or any part thereof either independently or through the VENDORS or any other person or persons.

6. THE VENDORS do hereby covenant, undertake and declare as under:-

- a) That the SAID PROPERTY is free from all encumbrances, charges, equities, claims





or demands, whatsoever, and that the VENDORS have not done anything whereby the SAID PROPERTY may be subject to any attachment or lien of any Bank, Court or person whatsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY.

c) That the SAID PROPERTY is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law in respect of the SAID PROPERTY by the State Government or Central Government or any other authority or local body.

d) That the VENDORS has not entered into any Agreement for sale, transfer, arrangement, document or Instrument with any other third party concerning the SAID PROPERTY nor have they agreed to sell or encumber the SAID PROPERTY in any manner whatsoever.

Sagunlar

  
14  
Sprengus



- e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY hereby sold;
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY nor is the SAID PROPERTY affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are No Mundkars, Tenants or any other occupants of/on the SAID PROPERTY.
- h) There is no access/path passing through the SAID PROPERTY.
- i) That the title of the VENDORS to the SAID PROPERTY is clear and marketable.
- j) That the VENDORS have on this day handed over to the PURCHASER the

Stagvanlar

15

spragun



peaceful and vacant possession of the SAID PROPERTY.

k) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY against any claims or demands, if any, raised with respect to the SAID PROPERTY.

l) That the VENDORS and all persons claiming through the VENDORS shall at all times, sign & execute all such acts, deeds and documents, as may be required on called for by the PURCHASER and/or any person claiming through it, with respect to the SAID PROPERTY, at the cost of the PURCHASER.

7. The VENDORS do hereby further declare that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY, by deleting the names appearing therein.

8. The PURCHASER deducted TDS of 0.75 % on the total consideration amounting to Rs.1,35,000/- (Rupees One Lakh and Thirty

Signature of the Vendor

Signature of the Vendor

Signature of the Vendor 16

Signature of the Vendor



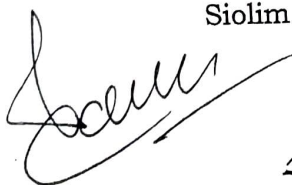
Five thousand only), which has been credited to the Income Tax Account of the VENDORS.

9. The VENDORS covenant that the PURCHASER, shall, from this day onwards hold, own and possess the SAID PROPERTY, as its own, as its sole, absolute and exclusive owner.
10. THE VENDORS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

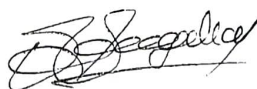
#### **SCHEDULE**

##### **(DESCRIPTION OF THE SAID PROPERTY)**

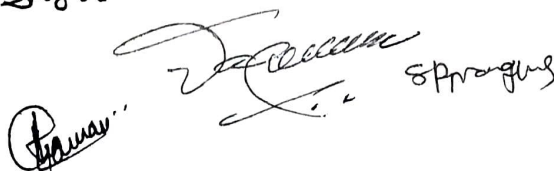
All that property known as "GOLOMBATA" also known as "IGREJAWADO", bearing survey no. 117/21 of the Village Marna, admeasuring 2200 square meters, described as a separate independent property in the Land Registration Office of Bardez under No. 30900 at pages 125 of Book B 79 (N), which property was earlier part of a larger property described under no. 8077 of Book B-21, recorded in the old cadastral survey under no. 52 of Marna Village, situated at Marna Village, within the jurisdiction of the Village Panchayat of Marna-Siolim, Taluka and Sub District of Bardez, North



Sagvular



17



Goa, District and state of Goa, and is presently bounded as follows:

On the NORTH : By survey no. 117/20 of Village Marna,

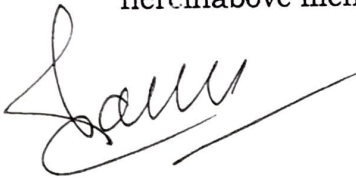
On the SOUTH : By a Rivulet/ Water Drain.

On the EAST : By survey no. 115/1 of Marna Village, though which is passing a Road.

On the WEST : By a Rivulet/ Water Drain.

(The SAID PROPERTY is delineated in Red in the plan annexed hereto)

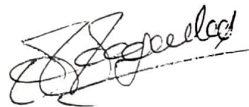
IN WITNESS WHEREOF the parties herein have executed this DEED OF SALE after fully understanding the contents thereof and out of their own free will on the date, month and year hereinabove mentioned.



Sagular



Sagular



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED VENDOR No. 1



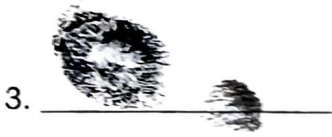
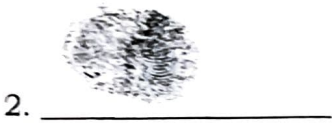
*[Handwritten signature]*



MR. SUREXA VINAECA NAGVENCAR also known  
as SURESH VINAYAK NAGVENKAR

L.H.F. Prints

R.H.F. Prints



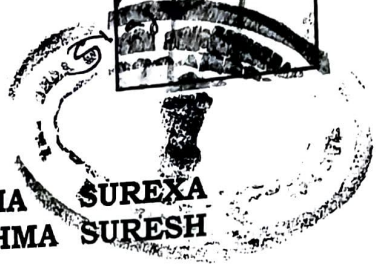
*[Handwritten signatures and marks at the bottom of the page]*



SIGNED SEALED AND DELIVERED |  
BY THE WITHIN-NAMED VENDOR No. 2 |








*Sagonkar*








MRS. EMUNA ALIAS SUSHMA SUREXA  
NAGVENCAR also known as SUSHMA SURESH  
NAGVENKAR

L.H.F. Prints

R.H.F. Prints

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

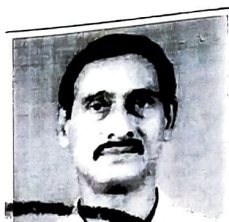
- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

*Sagonkar*

*Sagonkar*  
*Sagonkar*  
*Sagonkar*

*Sagonkar*

SIGNED SEALED AND DELIVERED |  
BY THE WITHIN-NAMED VENDOR No. 3 |



*[Handwritten signature]*

MR. RAMEXA VINAECA NAGVENCAR also known  
as RAMESH VINAYAK NAGVENKAR

L.H.F. Prints

R.H.F. Prints



*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED VENDOR No. 4



*Skravner*

MRS. SUNITI PARSHURAM SHIRODKAR ALIAS  
SUNITA RAMEXA NAGVENCAR also known as  
SUNITA RAMESH NAGVENKAR alias SUNITA  
NAGVENKAR

L.H.F. Prints

R.H.F. Prints



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_

*Skravner*

*Nagvenkar*

*Skravner*

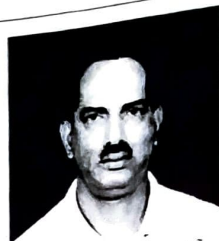
*Skravner*

*Skravner*

*Skravner*



SIGNED SEALED AND DELIVERED ]  
BY THE WITHIN-NAMED VENDOR No. 5 ]



*[Handwritten signature]*



MR. PUNDOLICA XETE NAGVENCAR alias  
NAREXA NAGVENCAR also known as NARESH  
VINAYAK SHET NAGVENKAR

L.H.F. Prints

R.H.F. Prints



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
23  
*[Handwritten signature]*

SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED PURCHASER

For Jaglax Realty Pvt. Ltd.

Director

Director



M/S JAGLAX REALTY PVT. LTD.  
THROUGH ITS DIRECTOR  
CHABBRA

Mr.

GAURAV

L.H.F. Prints

R.H.F. Prints

1. \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

5. \_\_\_\_\_

*Scally*

*Shyama*

*Racine*


*Pranav*


*Shreyas*

*Shreyas*



**WITNESSES :**

  
1. PRASHANT SHIRODKAR

  
2. BHARGAVRAM NAIK

  
↓  
WITNESS

  
WITNESS

  
WITNESS

  
WITNESS





290  
10/02/20

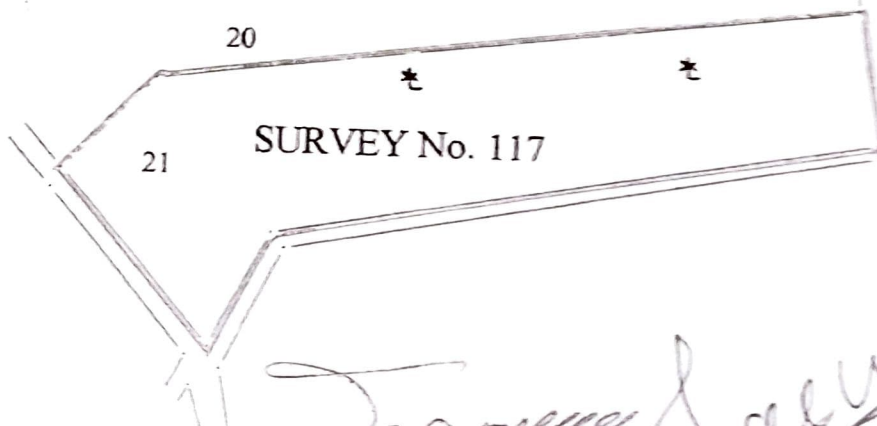
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA



Plan Showing plots situated at  
Village : MARNA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 117/ 21  
Scale : 1 : 1000

Investment No. 117/21

*(Signature)*  
(Rajesh R. P. Kuchelkar)  
Inspector of Survey &  
Land Records.



S.No.115

SURVEY No. 117

*(Signature)*

*(Signature)*

*(Signature)*  
Sugumar

*(Signature)*  
Sugumar

Generated By : Pratap Moulekar (D'Man Gr. II)  
On : 05-09-2017

Compared By:

*(Signature)*  
C-CHARI  
(F.S.)



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 19-Feb-2021 11:02:14 am

Document Serial Number :- 2021-BRZ-759

Presented at 10:02:24 am on 19-Feb-2021 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	810000
2	Registration Fee	630000
3	Mutation Fees	2500
4	Processing Fee	960
Total		1443460

Stamp Duty Required :810000/-

Stamp Duty Paid : 810000/-

## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gaurav Chhabra Director Of MS JAGLAX REALTY PVT LTD Father Name: Jagdish Kumar Chhabra, Age: 33, Marital Status: , Gender: Male, Occupation: Business, Address1 - D1-1404 Vasant Kunj New Delhi 110070 presently residing at Siolim Bardez Goa, Address2 - , PAN No.: AJKPC0394G			

## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUREXA VINAECA NAGVENCAR Also Known As SURESH VINAYAK NAGVENKAR , Father Name: Vinayak Pundalik Nagvenkar, Age: 68, Marital Status: Married , Gender: Male, Occupation: Other, 590, Pundalik Dham, Pillimbi Waddo, Siolim, Bardez, Goa, PAN No.: BKDPN9445A			

259  
11/02/21

100008866608

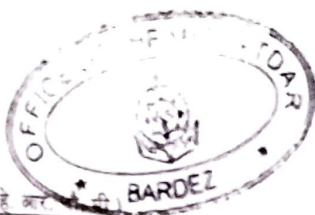


FORM I & XIV  
नमूना नं १ व १४

Date 21/06/2019

Taluka BARDEZ  
Village Marna  
Name of the Field Igrejawado  
शेताचे नाव

Page 1 of 1  
Survey No 117  
महसुल नंबर  
Sub Div. No 21  
हिस्सा नंबर  
Tenure  
माला प्रकार



Cultivable Area (Ha./Ars. Sq. Mtrs) लागवळ क्षेत्र (हे. आर. चौ. मी.)						
Dry Crop सुखे पिक	Garden बाग	Rice रीस	Khejan खेज	Kar कर	Morad मोराद	Total Cultivable Area एकूण लागवळ क्षेत्र
0000.22.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.22.00

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.22.00

Remarks शेरा

Assessment अंमल	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
--------------------	----------	-------------	----------	---------------------	----------	--------------	----------

S No.	Name of the Occupant वसतीदाराचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Premavati Vinayak Nagvekar		235	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं.	Remarks शेरा
Name of Person holding rights and nature of rights इतर हक्क धारण करणाऱ्याचे नाव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाबाबतील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागवळ करणाऱ्याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नाव	Irrigated बाराबट	Unirrigated विरागट	Land not Available for Cultivation लागवळीसाठी उपलब्ध नसलेली जमीन	Source of Irrigation विसरण	Remarks टीप
	Nil								

End of Report



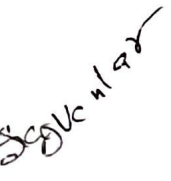


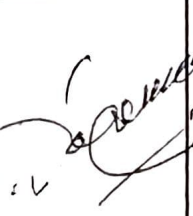









CERTIFIED COPY

For any further inquiries, please contact the Mamlatdar of the concerned Taluqa.  
Copy ready for delivery on 21/6/19  
Copy delivered on 21/6/19  
Copying Fees Rs 47 (Supers)  
Date 21/6/19

*[Signature]*  
Mamlatdar  
*[Signature]*




*[Signature]*  
Mamlatdar of Bardez  
Mapusa - Goa






Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<b>EMUNA ALIAS SUSHMA SUREXA NAGVENCAR</b> Also Known As <b>SUSHMA SURESH NAGVENKAR</b> , Father Name: <b>Ramchandra Xamba Pememcar</b> , Age: 69, Marital Status: Married ,Gender:Female,Occupation: Other, 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa, PAN No.: BLRPN1288C			
	<b>RAMEXA VINAECA NAGVENCAR</b> Also Known As <b>RAMESH VINAYAK NAGVENKAR</b> , Father Name: <b>Vinayak Pundalik Nagvenkar Alias Pundalik Nagyenkar</b> , Age: 66, Marital Status: Married ,Gender:Male,Occupation: Other, 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa, PAN No.: AAYPN7160J			
4	<b>SUNITI PARSHURAM SHIRODKAR ALIAS SUNITA RAMEXA NAGVENCAR</b> Also Known As <b>SUNITA RAMESH NAGVENKAR</b> Alias <b>SUNITA NAGVENKAR</b> , Father Name: <b>PARSHURAM SHIRODKAR</b> , Age: 61, Marital Status: Married ,Gender:Female,Occupation: Other, 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa, PAN No.: AAYPN7161K			
5	<b>PUNDOLICA XETE NAGVENCAR</b> Alias <b>NAREXA NAGVENCAR</b> Also Known As <b>NARESH VINAYAK SHET NAGVENKAR</b> , Father Name: <b>Vinayak Pundalik Nagvenkar</b> , Age: 69, Marital Status: Bachelor ,Gender:Male,Occupation: Other, 590, Pundalik Dham, Pilimbi Waddo, Siolim, Bardez, Goa, PAN No.: BQEPS9729M			
6	<b>Gaurav Chhabra</b> Director Of <b>MS JAGLAX REALTY PVT LTD</b> , Father Name: <b>Jagdish Kumar Chhabra</b> , Age: 33, Marital Status: ,Gender:Male,Occupation: Business, D1-1404 Vasant Kunj New Delhi 110070 presently residing at Siolim Bardez Goa, PAN No.: AJKPC0394G			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>PRASHANT SHIRODKAR</b> , Age: 33, DOB: 1988-02-13 , Mobile: 9764264798 , Email: , Occupation: Service , Marital status : Married , Address: 403517, 356/5-C TROPA WADO BARDEZ GOA, 356/5-C TROPA WADO BARDEZ GOA, Siolim, Bardez, NorthGoa, Goa			

Sl.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: BHARGAVRAM JAGDEV NAIK, Age: 51, DOB: Mobile: 9561818349, Email: , Occupation: Service, Marital status : Married, Address: 403401, H NO 269 MET WADA NEAR SATYANARAYAN TEMPLE VOLVOI PONDA SAVOI VEREM PONDA, H NO 269 MET WADA NEAR SATYANARAYAN TEMPLE VOLVOI PONDA SAVOI VEREM PONDA, Volvoi, Ponda, South Goa, Goa			

Sub Registrar

Document Serial Number : 2024/159





Document Serial No:-2021-BRZ-759

Book :- 1 Document

Registration Number :- **BRZ-1-759-2021**

Date : 19-Feb-2021

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

REGISTRAR  
BARDEZ

TRUE COPY

Certified that this document is a true copy  
of the original document which is a.....

*Deed of Sale*

Place & Date. *Mapusa-Goa 21/4/21*

Reg. No. *563/2021*

**BRUNO NAZARETH**  
ADVOCATE & NOTARY  
STATE OF GOA - INDIA

