

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 23-Jun-2022 11:35:34

Date of Receipt: 23-Jun-2022

Receipt No : 2022-23/3/210

Serial No. of the Document : 2022-PNM-393

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

Received the following amounts from **Prateek Yatindra Karnik** for Registration of above Document in Book-1 for the year 2022

Registration Fee	270000	E-Challan	• Challan Number : 202200504864 • CIN Number : CPABSYGU06	270000
Processing Fee	1320	E-Challan	• Challan Number : 202200504864 • CIN Number : CPABSYGU06	1300
		E-Challan	• Challan Number : 202200505425 • CIN Number : IK0BSOTKM3	100
Total Paid	271400 (Rupees Two Lakh Seventy One Thousands Four Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Mr. Mortu H. Hadfekar

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 **23-Jun-2022**

Signature of the person receiving the Document

MR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

P. Karnik
EXECUTIVE DIRECTOR
Signature of the Presenter

Signature of the Sub-Registrar

Phone No: 9987745390
Sold To/Issued To:
Prajakta Engineering
For Whom/ID Proof:
Pan-AACCP6690A



JUN-09-2022 12:50:58

₹ 0360000/-
ZERO THREE SIX ZERO ZERO ZERO ZERO

Other
38162371664779058212-00007120
3816237 35/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

2022-PNH-393
23/06/2022



DEED OF SALE

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

EXECUTIVE DIRECTOR



This Deed of Sale made at Pernem-Goa, on this 09th day of June, 2022, Between 1) Mrs. **Manisha Yeshwant Joshi**, wife of late Yeshwant Joshi daughter of Narayan Ramchandra Ramtirthkar, aged 69 years, widow, housewife, Indian National, Pan card No. [REDACTED] and Aadhar card No. [REDACTED]; M. No. 9823361825 residing of 12, Bharadwaj Building, Dr. Pissurlekar road, Near Kundaikar Nagar Tiswadi, Panaji Goa 2) Mrs. **Anagha Ninad Deshpande** alias Deshpande Anagha Ninad daughter of late Yeshwant Kashinath Joshi and wife of Ninad Deshpande, aged 44 years, married, housewife, Indian National, Pan card No. [REDACTED] and Aadhar card No. [REDACTED], M. No. 9823640839, and her husband 3) Mr. **Ninad Ravindra Deshpande** alias Deshpande Ninad Ravindra aged 46 years, married, service, Indian National, Pan card No. [REDACTED] and Aadhar card No. [REDACTED], M. No. 9890361305, both residing of house no. 402, 4th floor, D Block Edcon Rio Grand Campal, Panaji Tiswadi Goa 4) Mrs. **Aditi Kotnis** daughter of late Yeshwant Kashinath Joshi and wife of Ashwin Kotnis aged 40 years, married, housewife, Indian National, Pan card No. [REDACTED] and Aadhar card

[Signature]

[Signature: Deshpande]

[Signature: Deshpande]

[Signature: Joshi]

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

[Signature: P. K. Kulkarni]
EXECUTIVE DIRECTOR

[REDACTED], M. No. 7666024715, and her husband 5) **Shri. Ashwin Mukund Kotnis** alias Ashwin M Kotnis, son of Mukund Kotnis, aged 46 years, married, service, Indian National, Pan card No. [REDACTED] and Aadhar card No. [REDACTED], M. No. 7666024715, both residing of E-401, Edcon Rio Grande, Dayanand Bandodkar Marg, Near Caculo Mall, Tiswadi Taluka, Goa, Shall be hereinafter called "**The Sellers**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the First Part.

AND 1) M/s. **Prajakta Engineering & Construction Private Limited**, a firm having its registered office at A/404, Meera Apartments, Juhu Versova Link Road, Versova, Mumbai-400061, holder of Pan Card No. [REDACTED], represented by its Executive Director, **Mr. Prateek Yatindra Karnik**, son of Yatindra Karnik, aged 26 years, bachelor, Indian National, holder of Pan card No. DOEPK5451L, Aadhar No. [REDACTED] and Mobile No. +919987745390, resident of X-7, Jairam Complex A, Nevgi nagar, Rua de Ourem, Panaji-Goa 403001, by virtue of resolution of Board of Directors, dated 15/05/2022, shall be hereinafter called

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P. Karnik
EXECUTIVE DIRECTOR

"The Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and successors) of the Second Part.

The Seller No.4 represents the seller No.5 by virtue of General power of attorney dated 24/05/2022 executed before Edmund Munluo, Embassy of India, Bangkok and the said power of attorney is adjudicated by Additional Collector-I of North Goa District, Panaji-Goa on 02/06/2022 a certified copy is presented in this deed.

WHEREAS the Sellers are the absolute owners in possession and enjoyment of the piece and parcel of property known as **"Bhatle Bavin Saptem Xir"** also known as **"Bhatle Bavin"** situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Sub-District of Pernem, North Goa District, State of Goa, described in the Land Registration Office under No. 21735 of Book B-56 New, at folio 71v and enrolled for Matriz Predial in Taluka Revenue Office under No.3333, presently surveyed under survey No.3/9-A of Village Mandrem along with the old residential house bearing house No.94 having built up area of 50 square meters existing therein, originally



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EXECUTIVE DIRECTOR

inscribed under No.41287 in the name of Shri. Esvonta Caxinata Zotixi, more fully and particularly described in the schedule here under written and hereafter referred to as the "Schedule Property".

AND WHEREAS the Schedule Property was the self-acquired property of Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi deceased husband/ father/father-in-laws of the Sellers and he acquired the same upon the death of his father Shri. Caxinata Sadaxiva Zotixi by virtue of Inventory Proceeding dated 09/02/1951.

AND WHEREAS there occurred a dispute of possession of the property within the family and one Smt. Sushila Ramnath Joshi and others filed a suit for permanent injunction restraining the other co-owners from enjoying the property of late Caxinata Sadaxiva Zotixi against the other heirs of late Caxinata Sadaxiva Zotixi based on the order passed in Inventory Proceeding dated 09/02/1951 as the same was not partition and the same was concluded by consent decree and accordingly the schedule property listed as as Item no.33 was allotted to the sellers by its judgement and decree passed in Regular Civil Suit No. 36/2011 on 19/04/2007.

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AND WHEREAS the said Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi died in-estate on 15/05/2006 leaving behind his wife Smt. Manisha Yeshwant Joshi as half sharer and moiety holder and two daughters namely Smt. Anagha Ninad Deshpande alias Deshpande Anagha Ninad married to Shri. Ninad Ravindra Deshpande alias Deshpande Ninad Ravindra and Smt. Aditi Kotnis married to Shri. Ashwin Mukund Kotnis alias Ashwin M. Kotnis the Sellers herein, as the only legal heirs to the estate left by Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi and as the same was confirmed by deed of Succession which was drawn in the Office of the Civil Registrar Cum Sub Registrar and Notary Ex-Officio Panaji, Ilhas Goa at page number 69V of Book No. 691 on 01/12/2006.

WHEREAS the Sellers herein, as the only legal heirs of the deceased Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi have become the absolute owners of the Schedule Property since his death they have been enjoying the same with absolute right, title and interest and they have clear and marketable title to the Schedule Property.

WHEREAS the Schedule Property originally forms part of the survey No.3/9 of Village Mandrem and subsequently

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Manisha

Anagha Deshpande

Ninad Deshpande

Aditi Joshi

P. Karik

Mrs. Manisha Yeshwant Joshi based on the said judgement and decree passed in Regular Civil Suit No. 36/2011 on 19/04/2007 got recorded her name in the said survey record and also got separated the said plot of land admeasuring 605 square meters from the entire survey No.3/9 by metes and bound from the office of Dy. Collector Of Pernem vide order in case No.5/178/Part/land/2015/886 dated 22/03/2016 and the said plot surveyed under distinct survey No.3/9-A of Village Mandrem.



WHEREAS the Sellers agreed to sell, convey and transfer the Schedule Property to the Purchaser for a total consideration of Rs.90,00,000/-(Rupees ninety lakhs only) and the Purchaser herein agreed to purchase the same for the aforesaid consideration and to that effect the parties entered into an oral agreement.

NOW THIS DEED OF SALE WITNESSETH:

- (i) That in pursuance of the aforesaid agreement and in consideration of a sum of Rs.90,00,000/-(Rupees ninety lakhs only), the purchaser has paid 1% TDS of Rs.90,000/-(Rupees ninety thousand only) and the balance amount of Rs.89,10,000/- (Rupees eighty nine lakhs ten thousand Only) received by the Sellers in the following manner.

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EXECUTIVE DIRECTOR

[Signature]

[Signature]

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[Signature]

- (ii) A sum of Rs. 39,10,000/- (Rupees Thirty Nine Lakh Ten Thousand Only), has been paid to Mrs. Manisha Yeshwant Joshi, Seller No. 1 at the time of execution of the present Deed of Sale vide Cheque no. 112287 dated 11.06.2022 drawn on The Saraswat Bank, Juhu Mumbai Branch
- (iii) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only), has been paid to Mrs. Manisha Yeshwant Joshi, Seller No. 1 at the time of execution of the present Deed of Sale vide Cheque no. 036176 dated 11.06.2022 drawn on The Saraswat Bank, Panaji Goa Branch
- (iv) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only), After deduction of TDS has been paid to Mrs. Manisha Yeshwant Joshi, Seller No. 1 at the time of execution of the present Deed of Sale vide Cheque no. 036177 dated 11.06.2022 drawn on The Saraswat Bank, Panaji Goa Branch The receipt whereof is hereby acknowledged by the Vendors. (the confirmation of which amount the Vendors do hereby admit and acknowledge) from the Vendors as the absolute owners and beneficiaries of the said property, more particularly described in schedule hereunder written, situated at Mandrem, Taluka and Registration Sub



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P. K. Kulkarni
EXECUTIVE DIRECTOR

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Manisha Yeshwant Joshi

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District of Pernem, District North Goa, State of Goa and do hereby convey, transfer and assure unto the Purchaser by way of sale all that the said property more particularly described in the schedule hereunder written, which property for better clearness delineated on the plan thereof hereto annexed and all rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground hereditaments or any part thereof belonging or in the said property or ground hereditaments and premises or any part thereof belonging to or in any wise appertaining with the same or any part thereof now or at any time heretofore usually held, used, occupied, or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and tell the rights and shares in all the estate, right, title, interest, claim and demands whatsoever at law and in equity of the Vendors into or out of or upon the said property hereditaments and premises or any part thereof TO HAVE AND



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EXECUTIVE DIRECTOR

TO HOLD ALL and singular the said land hereditaments and structures premises hereby conveyed, transferred and assured or intended or expressed so to be with all rights, members and appurtenances thereto unto and to the use and benefit of the Purchaser forever subject to the payment of the rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority thereof.



1. THAT THE SELLERS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i. That the Schedule Property shall be quietly and peacefully entered into and held and enjoyed by the Purchaser without any interference, interruption, or disturbance from the Sellers or any person claiming through or under them.
- ii. That the Seller No.1 had obtained divergence certificate stating that name Shri. Esvonta Caxinata Zotixi and Yeshwant Kashinath Joshi is one and the

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P. K. Joshi
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same person vide certificate No.22112006250/245 from the Office of Mamlatdar of Tiswadi Taluka, Panaji-Goa on 22/11/2006.

- iii. That the Sellers have absolute right, title and full power to sell, convey and transfer unto the Purchaser by way of absolute sale and that the Sellers have not done anything or knowingly suffered anything whereby their right and power to sell and convey the Schedule Property to the Purchaser is diminished.
- iv. That the Schedule Property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the Sellers shall discharge the same from and out of their own fund and keep the Purchaser indemnified.
- v. That the Sellers hereby declares with the Purchaser that the Sellers have paid all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the Schedule Property up to the date of execution of this sale deed and the Purchaser shall bear and pay the same hereafter. If



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any arrears are found due for the earlier period, the same shall be discharged/borne by the Sellers.

vi. That the Sellers have handed over the vacant possession of the Schedule Property to the Purchaser on the date of execution of present deed and delivered the connected original title document in respect of the Schedule Property hereby conveyed on the date of execution of these presents.

vi. That the Sellers will at all times and at the cost of the Purchaser execute, register or cause to be done, all such acts and deeds for perfecting the title to the Purchaser in the Schedule Property hereby sold and conveyed herein.

vii. That the Schedule Property hereby sold or any part thereof, is not subject matter of any arrears of land Revenue or other fees, charges etc., payable to the Government, semi Government bodies or Corporations owned by the Government.

VIII. That the Schedule Property hereby sold or any part thereof is not subject matter of any litigation or any proceedings pending before any court, Tribunal,

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Forum, Revenue Authorities, Quasi-Judicial Authorities or any other Authorities under the law in force.

- 1) That the Schedule Property hereby sold or any part thereof is not subject matter of any Land Acquisition notification or proceedings under the Land Acquisition Act.
- 2) In case the PURCHASER is ever dispossessed from the subject matter of this sale by reason of any defect in title of the VENDOR, VENDOR does hereby agree to Refund the same and indemnify the PURCHASER.

IX. That the Sellers do hereby covenants and assures that the Purchaser is entitled to have mutation of its name in all public records, local body and also obtain all documents in the name of the Purchaser and undertakes to execute any deed in this respect.

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- X. That the Sellers / Purchaser has paid TDS of 1% of Rs.90,000/- and Form 26QB is annexed hereto.
- XI. That the Sellers hereby declare that the Schedule Property does not belong to the Schedule caste and schedule tribes' community in pursuant to notification No. Rd/Land/ LRC/ 318/77 dated 21st August, 1978.
- XII. The said property hereby conveyed is not the subject matter of any subsisting Agreement for Sale, Leave and License/Lease, Mortgage, Assignment of Rights of whatsoever nature etc. executed by the Seller or any other third parties representing the Sellers.
- XIII. The Sellers declare having received full consideration as payable to them by the Purchaser and the sale shall be binding on them at all times.
- XIV. That NOC from Town and Country Planning Department, Bardez/Pernem-Goa is not required for registering deed as the Schedule Property is surveyed under distinct survey No.3/9-A of Village



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EXECUTIVE DIRECTOR

Mandrem and therefore it does not attract the Provision of Section 49(6) of the Act.

XV. And that it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby conveyed, transferred and assured with their appurtenances and receive the rents, issue and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by Vendors lawfully or equitably claiming or to claim by from under in trust for them or any of them.

XVI. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had,

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EXECUTIVE DIRECTOR

made executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them.

XVII. And that the VENDORS hereby declares that the VENDORS have paid all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due for the earlier period, the same shall be discharged/borne by the VENDORS.

XVIII. That the market value of the Schedule Property hereby sold is Rs. 90,00,000/- (Rupees ninety lakhs only) and the sale deed to be typed on stamp paper of value Rs.3,60,000/- accordingly.


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FOR PRAJAKTA ENGG. &
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EXECUTIVE DIRECTOR

SCHEDULE-I

ALL THAT Plot of land admeasuring 605 square meters of the property known as **"Bhatle Bavin Saptem Xir"** also known as **"Bhatle Bavin"** situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Sub-District of Pernem, North Goa District, State of Goa, described in the Land Registration Office under No. 21735 of Book B-56 New, at folio 71v and enrolled for Matriz Predial in Taluka Revenue Office under No.3333, presently surveyed under survey No.3/9-A of Village Mandrem along with the old residential house bearing house No.94 having built up area of 50 square meters existing therein and having the following boundaries:-

East : By the property surveyed under No.3/2;

West : By an internal road;

North : By an existing access beyond which lies the Plot No. C of the said survey No.3/9;

South : By a road.

IN WITNESS WHEREOF the Sellers 1, 2, and 3 are in person and the seller No.4 forself and as attorney of the seller No.5 and the Purchaser have set and subscribed their respective hands on the day and the year first hereinafter mentioned.

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**FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD**

P. Kaul
EXECUTIVE DIRECTOR

SEALED, SIGNED AND DELIVERED
by Mrs. Manisha Yeshwant Joshi
the within named vendor no.1 .



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



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R. Deshpande

R. Deshpande

M. Joshi

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD
P. Kankar
EXECUTIVE DIRECTOR

SEALED, SIGNED AND DELIVERED
by Mrs. Anagha Ninad Deshpande
the within named vendor no.2 .



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



M. S. S.

Anagha Deshpande

Anagha Deshpande

Anagha

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CONSTRUCTION PVT. LTD.

P. K. Kulkarni
EXECUTIVE DIRECTOR

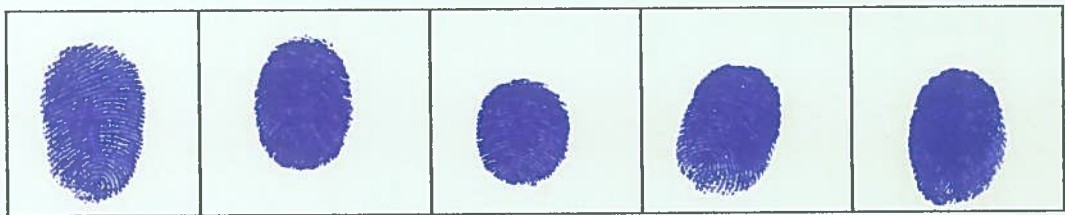
SEALED, SIGNED AND DELIVERED
by Mr. Ninad Ravindra Deshpande
the within named vendor no.3 .



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



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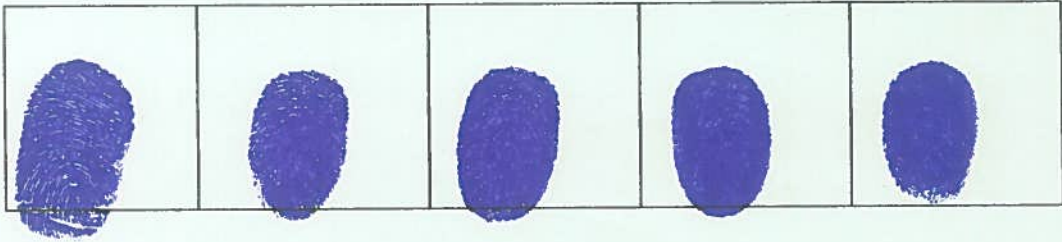
Asahi

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD.
P. Kaur
EXECUTIVE DIRECTOR

SEALED, SIGNED AND DELIVERED
by Mrs. Aditi Ashwin Kotnis
Vendor no.4 forself and as attorney
of Mr. Ashwin Mukund Kotnis
the within named vendor no.5



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



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Ashwini

Ashwini

Aditi

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD.
P. Kamik
EXECUTIVE DIRECTOR

SEALED, SIGNED AND DELIVERED
by Prajakta Engineering & Construction
Private Limited, Represented by its
Director Mr. Prateek Yatindra Karnik
The within named Purchaser



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



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R. Deshpande

R. Deshpande

A. J. Joshi

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD.

P. Karnik
EXECUTIVE DIRECTOR

WITNESSES:

1. MORTU R HADFADKAR M Hadfadar

2. Param Warty Pu Warty



Hadfadar

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FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD
EXECUTIVE DIRECTOR



Government Of Goa

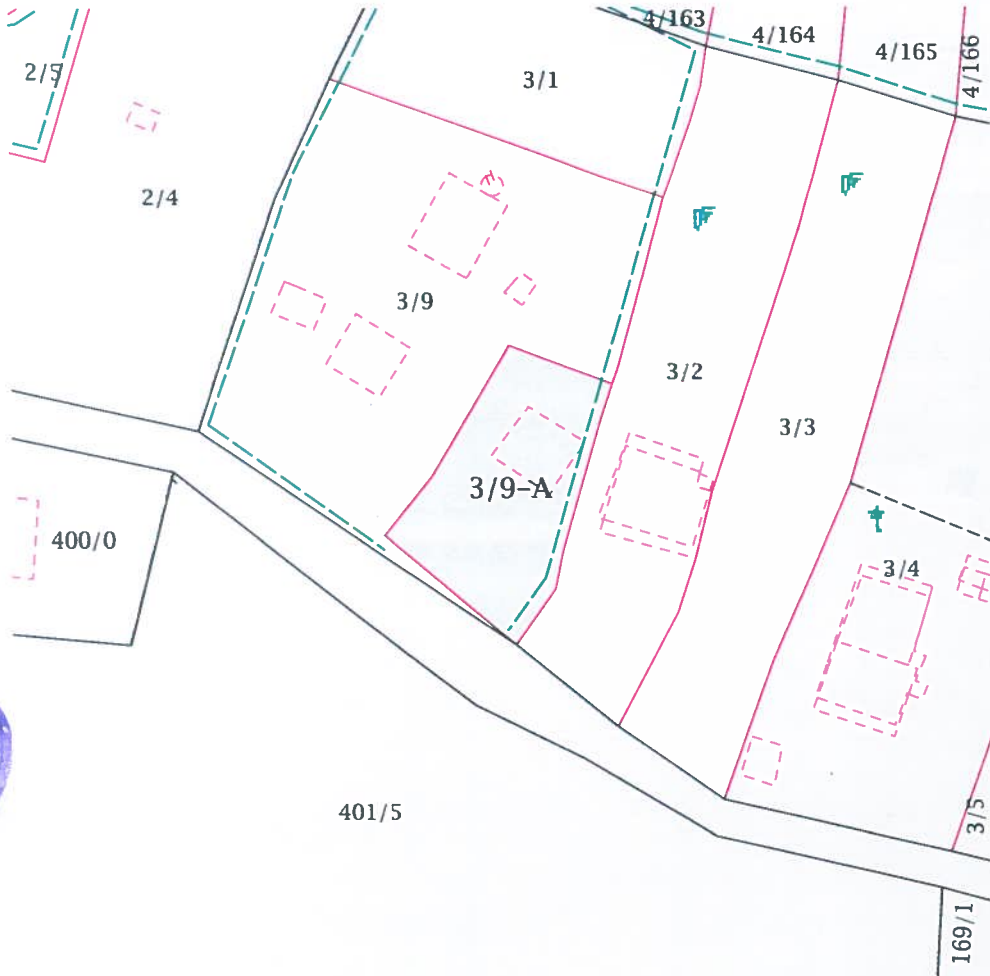
Directorate of Settlement and Land records

Plan

Appln date: 23-05-2022

Ref. No. :745

N
Scale 1:1000



Taluka Name : PERNEM
Village Name : Mandrem
Survey No. : 3
Subdiv No : 9-A

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

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EXECUTIVE DIRECTOR

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Deshpande
Despande
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Report Generated By: VRUSHALI AROKLAR

Print Size : A4

This record is computer generated on 23/05/2022 11:36:49 as per Online Ref No.745. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



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FORM I & XIV

नमुना नं १ व १४

Page 1 of 1

Date: 23/12/2019

Taluka PERNEM

तालुका

Village Mandrem

गेव

Name of the Field भाटले भावीण

क्षेत्राचे नांव



Survey No. 3

सर्वे नंबर

Sub Div. No. 9-A

हिस्ता नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.05.30	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.30

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.75	0000.00.00	0000.00.75	0000.06.05

Remarks शेरा

The Dy. Collector order in case No.

5/178/Part/Land/2015/886 dated 22/03/2016 and

DGLR letter No. 9-1887-DGLR-15/DSO-16-193

Dated 18/04/2016

Rs. 0.00

Rent Rs. 0.00

रेंट

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial प्रेदियाल	Rs. 0.00 रेंट	Rent Rs. 0.00 रेंट
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S.No.	Name of the Occupant कळजेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Manisha Yeshwant Joshi alias Jotixi		23908	

S.No.	Name of the Tenant कुळाचे नांव	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 नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाबातील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बऱ्यायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

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

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

EXECUTIVE DIRECTOR

CERTIFIED COPY

Copy applied on 23/12/19

Read on 23/12/19

Handed over on 23/12/19

T. R. S. B. No 316/53

Date 23/12/19

L. D. C. / U. D. C. 6

MAMLATDAR OF PERNEM TALUKA
PERNEM - GOA

Taxpayer's Counterfoil

Name of the Assessee

PRAXXXXA ENGINEERING CONSTRUCTION PRIVATE LIMITED

PAN

A A C C P 6 6 9 0 A

Major Head

0020 - INCOME-TAX ON COMPANIES(CORPORATION TAX)

Minor Head

800 - TDS on Sale of Property

9000000

15062022

ABZPJ8055A

AJ3299251

Versova mumbai

Description of Tax	Amount in Rupees
Basic Tax	90,000.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	90,000.00

HDFC BANK LIMITED

Challan No 280
BSR Code 0510308
Date of Receipt 21/06/2022
Challan Serial No 14201
Assessment Year 2023-24
Bank Reference 14201
Drawn On HDFC Bank Netbanking

Rupees (In words)

INR NINETY THOUSAND ONLY

CIN

051030821062214201

Debit Account No.

00192020001965

Payment Realization Date

21/06/2022 13:43:36

Please Save a copy of this Acknowledgement Receipt for your future reference.



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

Ref No.: NOC/49(6)/PER/TCP/MAM/82/2022/194

Dated: 17/02/2022

Ref. No. Inward No. 163

Date: 07/02/2022.

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974. Town & Country Planning Department has No Objection for the registration of **Deed of Sale** in respect of property bearing Sy. No. 3/9-A of **Mandrem** village **Pernem** Taluka as per the plan hereby annexed.

The said plot/property falls in "Settlement Zone." as per **Regional Plan for Goa, 2021** admeasuring an area **605.00m²**.

The property/plot falls beyond 200 mtrs. to 500 mtrs. From High Tide Line: **Yes**

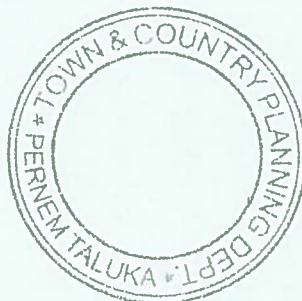
BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH By the property under Sy.No. 3/9
SOUTH By the existing road and property under Sy.NO. 3/9
EAST By the property under Sy.No. 3/9
WEST By the Internal Road

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. Traditional access and natural water drain if any passing through the property shall be maintained.
4. This N.O.C. is valid for the purpose of Reg. for period of 3 years. This NOC is issued from planning point of view for the property under reference.
5. The Ownership aspect of the property under reference shall be verified by the Competent Authority prior to registration of Sale Deed.
6. This NOC shall not be treated as NOC for Sub division of land and secondary development shall be permitted as per preliminary norms and guidelines in force.
7. This NOC shall not be decide the legal right/title of the property.
8. This NOC is issued based on the Decree bearing Regular Civil Suit No. 36/2001 dated 19/4/2007 in the Court of the Civil Judge Junior Division at Pernem Goa.

NOTE: Applicant has paid processing fees of Rs. 1000/- vide challan no. 292 dtd. 07/02/2022.

To,
Smt. Manisha Yeshwant Joshi
C/o. X-7, Jairam Complex,
A1,4th floor Nevgi Nagar,
Panaji Goa.



(Shivprasad Murari)
Dy. Town Planner

FOR PRAJAKTA ENGG. &
CONSTRUCTION PVT. LTD

EXECUTIVE DIRECTOR



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Jun-2022 11:35:50 am

Document Serial Number :- 2022-PNM-393

Presented at 11:25:35 am on 23-Jun-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	360000
2	Registration Fee	270000
3	Mutation Fees	1000
4	Processing Fee	1320
Total		632320

Stamp Duty Required :360000/-

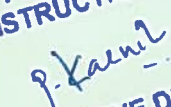
Stamp Duty Paid : 360000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Prateek Yatindra Karnik , Age: , Marital Status: , Gender: , Occupation: , Address1 - A 404, Meera Apartments, Juhu Versova Link Road, Versova, Mumbai, Address2 - , PAN No.: 			DR PRAJAKTA ENGG. & CONSTRUCTION PVT. LTD <i>P. Karnik</i> EXECUTIVE DIRECTOR

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Manisha Yeshwant Joshi , Father Name:Narayan Ramchandra Ramtirthkar, Age: 69, Marital Status: Widow , Gender:Female, Occupation: Unemployed, 12,Bharadwaj Building, Dr. Pissurlekar road, Near Kundaikar Nagar Tiswadi, Panaji Goa, PAN No.: 			<i>Manu</i>
2	Anagha Ninad Deshpande Alias Deshpande Anagha Ninad , Father Name:Yeshwant Kashinath Joshi, Age: 45, Marital Status: Married , Gender:Female, Occupation: Housewife, house no. 402, 4th floor, D Block Edcon Rio Grand Campal, VTC Panaji Tiswadi Goa, PAN No.: 			<i>Deshpande</i>

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Ninad Ravindra Deshpande Alias Deshpande Ninad Ravindra , Father Name:Ravindra Deshpande, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Service, house no. 402, 4th floor, D Block Edcon Rio Grand Campal, VTC Panaji Tiswadi Goa, PAN No.: [REDACTED]			
4	Aditi Kotnis , Father Name:Yeshwant Kashinath Joshi, Age: 40, Marital Status: Married ,Gender:Female,Occupation: Housewife, E-401, Edcon Rio Grande, Dayanand Bandodkar Marg, Near Caculo Mall, Tiswadi Taluka, Goa, PAN No.: [REDACTED]			
5	Aditi Kotnis , Father Name:Yeshwant Kashinath Joshi , Age: 40, Marital Status: ,Gender:Female,Occupation: Housewife, E-401, Edcon Rio Grande, Dayanand Bandodkar Marg, Near Caculo Mall, Tiswadi Taluka, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Ashwin Mukund Kotnis Alias Ashwin M Kotnis			
6	Prateek Yatindra Karnik , , Age: , Marital Status: ,Gender:,Occupation: , A 404, Meera Apartments, Juhu Versova Link Road, Versova, Mumbai, PAN No.: [REDACTED]			

MR. PRAJAKTA ENGG. & CONSTRUCTION PVT. LTD.
P. Karnik
EXECUTIVE DIRECTOR

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Param Ulhas Warty, Age: 32, DOB: 1989-07-22 , Mobile: 9158216661 , Email: , Occupation: Business , Marital status : Unmarried , Address: 403509, B 107 CASABLANCA COMPLEX VAGATOR BEACH ROAD NEAR MANGO TREE HOTEL ANJUNA VAGATOR ANJUNA NORTH GOA, B 107 CASABLANCA COMPLEX VAGATOR BEACH ROAD NEAR MANGO TREE HOTEL ANJUNA VAGATOR ANJUNA NORTH GOA, Anjuna, Bardez, NorthGoa, Goa			
2	Name: Mortu Harichandra Hadfadkar, Age: 42, DOB: , Mobile: 9158216661 , Email: , Occupation: Service , Marital status : Married , Address: 403523, H No 23 5 Golna Waddo Bardez Pomburpa North Goa Goa , H No 23 5 Golna Waddo Bardez Pomburpa North Goa Goa , Pomburpa, Bardez, NorthGoa, Goa			

Sub Registrar
[Signature]
[Stamp]

Document Serial Number :- 2022-PNM-393

Book :- 1 Document

Registration Number :- **PNM-1-389-2022**

Date : 28-Jun-2022



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

Scanned by!- Ashra. W. Zalga
Ashra