

1,29,500/-

Plan No: 07

REG 24-2022 10/02-22

₹ 0129500/-

290 DE 790 99E 794 290 290

3616228 1846688872887-00000288
3616228 36/02/07/2021-R011

NKGSB CO-OP. BANK LTD.

Ponda, Goa Branch

Bhand
Officer / Manager

Phone No:
Sold To/Issued To:
Arjun Acropolis LLP
For Khem/ID Proof:
Pan card



396/2022

Pon-1-382-2022



-1-

DEED OF SALE

Rajashree Jay

Arc

Rajashree Jay

Rajashree Jay

THIS INDENTURE, made and entered on this Twenty Fifth day of February in the year two thousand twenty two (25/02/2022), within the registration Sub District and Taluka Ponda District of South Goa, State of Goa, BETWEEN

(1) SHRI. JAGADISH RAGHUNATH JOG, son of Raghunath Jog, major, married, aged about 59 years, occupation contractor, [REDACTED] Aadhar Card.: [REDACTED]

[REDACTED] Mobile.:9822480612, Email ID.: jogconstraction0055@gmail.com, and his wife **(2) SMT. RAJASHREE JAGADISH JOG**, daughter of Jivaji Desai, wife

Shri. Jagadish Raghunath Jog, major, married, aged about 54 years, occupation housewife, PAN [REDACTED], Aadhar Card [REDACTED] Mobile.:9423834105, Email ID.: jogconstraction0055@gmail.com, both Indian Nationals,

residing at H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, and hereinafter referred to as **THE VENDORS** (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, legal representatives, administrators and assigns) OF THE ONE PART.

AND

(3) M/S. ARJUN ACROPOLIS L.L.P., a Limited Liability Partnership L.L.P constituted under The limited Liability Partnership Act, 2008 having TAN [REDACTED] having its registered office at H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, having PAN [REDACTED] and represented herein by its partners **(i) SHRI. ASHOK DHANRAJ CHORDIA**, son of Dhanraj Chordia, major, married, business, aged 69 years, Aadhar card [REDACTED] Mobile.:9822012953, Email ID.: admin@arjunacropolislp.in, Indian National, residing at Bangalow No.A-4, S.N.6/1/21, Plot No.31, behind Big Bazar

Jagadish Jog

Rajashree Jog

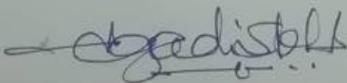
Arjun Acropolis

Baner, Pune City, NIA Pune Maharashtra 411045 and
(ii) SHRI. SHRAVAN JAGDISH JOG, son of Jagdish Jog,
 major, bachelor, business, aged 27 years, Aadhar card
 [REDACTED] Mobile.:8378994455, Email ID.:
 jogshravan55@gmail.com, Indian National, residing at
 H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, **so
 authorised by the firm vide resolution dated 20th
 January 2022**, a copy of which is attached hereto and
 hereinafter referred to as **THE PURCHASER** (which
 expression shall, unless repugnant to the context or
 meaning thereof, include its executors, administrators,
 partners and assigns) OF THE OTHER PART.

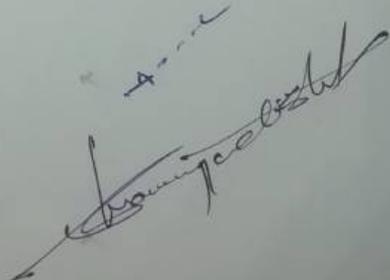
WHEREAS there exists at village Borim of Taluka Ponda a
 landed agricultural property known as "CHICHBHAT" or
 "CHIMCHE BHAT" comprising of two additions first of which
 is enrolled under Matriz number 614 and second under
 Matriz number 615 in Taluka Revenue Office of Ponda and
 not described in the Land Registration Office and surveyed in
 the Land survey conducted under the provisions of the Goa,
 Daman and Diu Land Revenue Code 1968 as a whole under
 No.3/7 of Borim and bounded on the East : by Rain water
 Nallah, West : by rain water Nallah, North : by road leading
 from Borim to Sidhanath and partly by land under new
 survey nos.3/8, 9, 11, 12 and 13 and South : by Lake.

AND WHEREAS said property originally belonged to Family
 society of Sawkars of Borim (Sociedade Familiar de casa dos
 Saucars de Borim).

AND WHEREAS in terms of final order dated 25th August
 1953 passed in Inventario orranologice carried out in the
 Court of Civil Judge Senior Division Panaji, then Court of
 Juizo de Direito da comarca das Ilhas de Goa, the said family
 society was dissolved.



Rajashree Jog



AND WHEREAS in the aforesaid Inventory proceedings said property was described under item No.58.

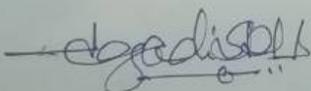
AND WHEREAS in terms of said final order dated 25/8/53 the said property was allotted to Ramchandra Raghunath Porobo, Vamona Raghunath Porobo and Narayan Yeshwant Porob.

AND WHEREAS said Ramchandra expired and was survived by Smt. Subhadrabai Ramchandra Prabhu Sawkar, Dr. Raghunath Ramchandra Prabhu Sawkar married to Smt. Sudha Raghunath Prabhu Sawkar, Shri. Harshad Ramchandra Prabhu Sawkar married to Smt. Rekha Harshad Prabhu Sawkar. Said Vamon expired and was survived by Dr. Gopinath Waman Prabhu Sawkar and said Narayan was survived by his widow Smt. Laxmibai and sons Shri. Yeshwant Narayan Prabhu Sawkar alias Yeshwant Narayan Porobo Sawkar married to Smt. Yeshodabai Yeshwant Prabhu, Shri. Subhash Narayan Prabhu Sawkar married to Smt. Sukanti Subhash Prabhu Sawkar.

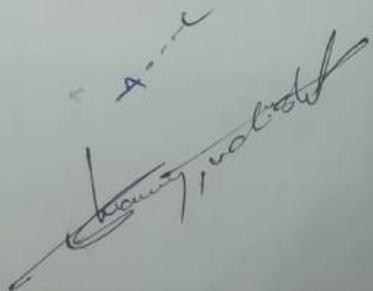
AND WHEREAS in the survey records of the said land, which is surveyed under no.3/7 of village Borim, Ponda, said Dr. Gopinath, Yeshwant, Subhash and Ragunath and Smt. Laxmibai, widow of late Narayan was shown as occupants.

AND WHEREAS by Deed of sale, dated 20/07/2000, duly registered in the office of the Sub-Registrar of Ponda under Reg. No.1033 at pages 76 to 100 of Book I volume No.503, the aforesaid owners of the said property sold and conveyed to M/s. Sidhadurga Developers a partnership firm a distinct portion of the said property admeasuring an area of 20665 sq.mts, which portion is hereinafter referred to THE SAID PORTION.

AND WHEREAS the said portion is converted to Non-Agricultural use vide Sanad NO.6/23/99-CONV/638 dated 18/3/2000.



Rajashree



AND WHEREAS said M/s. Sidhadurga Developers sub-divided the said portion into smaller plots, which sub-division is approved by the village Panchayat office of Borim vide final NOC No.VPB/52/2001-2002 dated 10/04/2001.

AND WHEREAS said firm M/S. Sidhadurga Developers was initially a partnership firm of Shri. Jagdish Jog, Smt. Vibha Paidarkar and Shri. Pradip Anant Sawant.

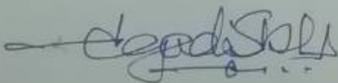
AND WHEREAS by Deed of Retirement dated 17/9/2002, Smt. Vibha Paidarkar retired from the said Partnership firm thereby leaving said Shri. Jagdish Jog and Shri. Pradip Anant Sawant as the partners.

AND WHEREAS by another Deed of Dissolution, dated 03/06/2005 said Shri. Pradip Anant Sawant retired from the said partnership firm and consequently said Shri. Jagdish Jog continued the said firm as its Proprietor.

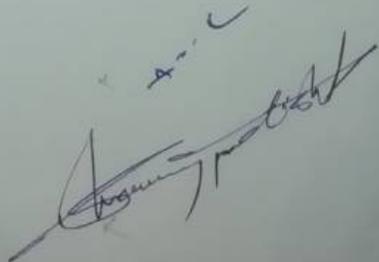
AND WHEREAS the vendors have obtained a licence for construction of residential premises in the said plot and the adjoining plot No.6 from the office of village Panchayat of Borim, Ponda Goa, being licence No.VPB/Const./BOR./2021-22/3014, dated 18/1/2022 and hereinafter referred to as THE SAID LICENCE.

AND WHEREAS for the purpose of obtaining said licence the vendors have been granted NOC by the office of Town & Country Planning Department bearing No.TPP/573/Borim/317/Plot 6 & 7/2021/2855, dated 20/2/2022

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors one of such sub divided plots being **PLOT NO.7** and admeasuring 410.00sq.mts and more particularly described in schedule written hereunder and hereinafter referred to as THE SAID PLOT at/for a total price consideration of **Rs.43,05,000/- (Rupees forty three lacs five thousand only)** being its fair market value.



Rajashree Jyoy

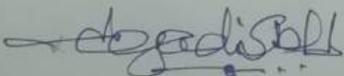




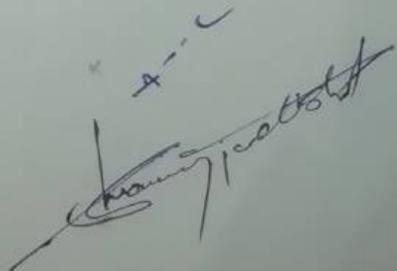
AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of **Rs.43,05,000/- (Rupees forty three lacs five thousand only)** paid by the purchaser to the vendors by transfer vide common RTGS No.RTGS/IBKLR92022012400073529, dated 24/1/2022, through IDBI Bank (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as the absolute owner of the SAID PLOT do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THAT SAID PLOT more particularly described in schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the SAID PLOT and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad



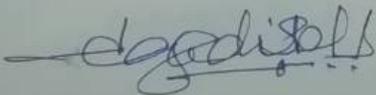
Raju Sreejoy



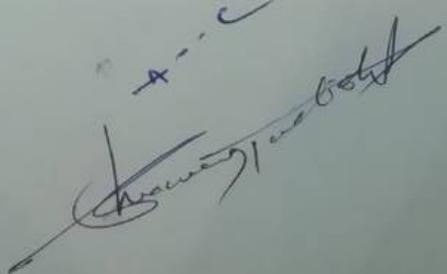


etc. unto and to the use of the purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors does hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in it good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably

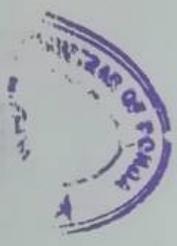
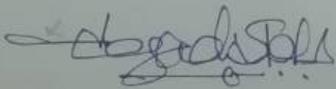



Rajasree Joy

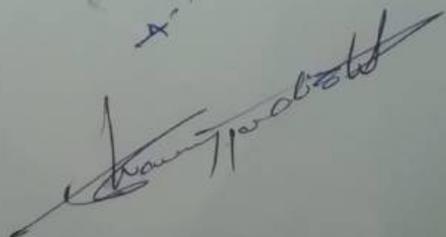


claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for them.

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said plot alongwith the licences, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.
4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.
5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser. The Vendors doth hereby represents and warrants to the Purchaser that the Vendors are absolutely seized and possessed of and/or well and sufficiently entitled to the said Plot and the Vendor's title to the said Plot is clear and marketable and the same is free from any encumbrances, charges

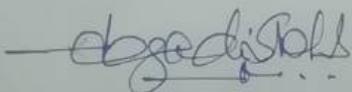



Rajasree

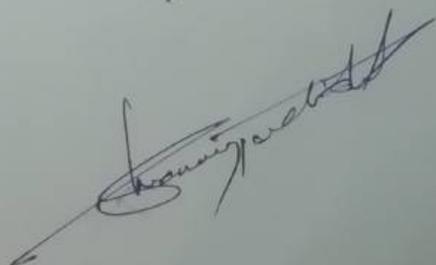


and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village of Borim, taluka Ponda Goa. The Vendors further represent that it has complied with all applicable laws pertaining to the said Plot;

6. The Vendors hereby indemnifies and agree to keep indemnified, defend and hold harmless the Purchaser and its successors and assigns from and against any and all losses, claims, damages, actions, assessments, tax, costs and reasonable legal fees in connection therewith suffered or incurred by Purchaser, arising out of, resulting from, or may be payable by virtue of (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the Vendors under this Deed; or (ii) any of the representation or warranties provided by the Vendors hereunder being untrue, wrong, inaccurate, or misleading; or (iii) any defect in title or possession of the said Plot;
7. The vendors do hereby also transfer and assign all their rights in said licence dated 18/1/2022 in favour of the purchaser and hereby also authorize the purchaser to undertake construction of the premises as granted by said licence.
8. The stamp duty and registration charges on this Deed shall be borne and paid by the Purchaser.
9. The vendors do hereby declare that the Plot hereby sold is not under occupancy of any member of schedule Cast or Schedule tribe.

Rajashree J Joy



SCHEDULE**(SAID PLOT HEREBY SOLD)**

All that plot or piece of land being **plot No.7** admeasuring 410sq.mts, and bounded as under:

East : by partly by plot No.8 and partly by road,
 West : by plot No.6,
 North : by plot bearing survey No.3/13,
 South : by 6 meters wide road.

AND more clearly delineated on plan annexed hereto with red hatched lines and forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

The plot hereby sold is a subdivide plot, which is approved by Town & Country Planning Department Goa, through Town Planner, Town and Country Planning Dept. office at Ponda vide letter No.TPP/Sub-Div/Bor/3/2001/185, dated 8/3/2001, (a copy of which is attached herewith) and hence No separate NOC for sale of this plot is necessary.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

[Handwritten signature]

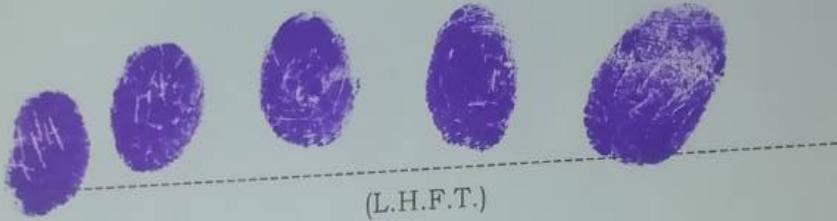
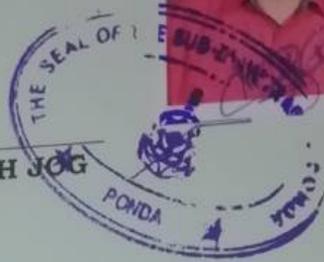
Rajuswari Jay

[Handwritten signature]

Signed, Sealed and delivered by the withinnamed VENDORS



Jagdish Jog
SHRI. JAGADISH RAGHUNATH JOG



(L.H.F.T.)



(R.H.F.T.)

Jagdish Jog

Rajacharya Jog

Jagdish Jog



Rajashree Jog
SMT. RAJASHREE JAGADISH JOG



(L.H.F.T.)



(R.H.F.T.)

Jagadish

Rajashree Jog

Handwritten signature
Handwritten signature

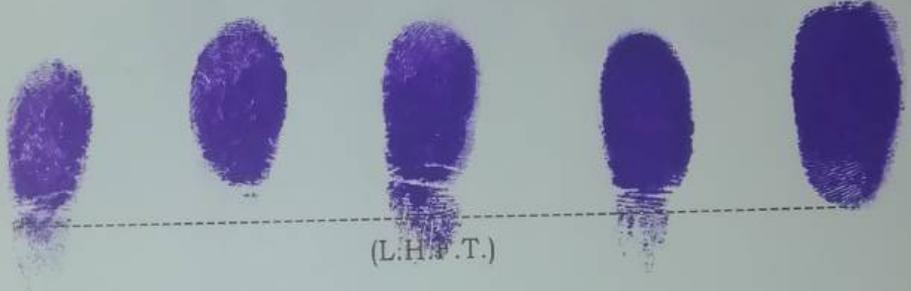
Signed, Sealed and delivered by the withinnamed PURCHASER through its partners



SHRI. ASHOK DHANRAJ CHORDIA



Handwritten signature



(L.H.F.T.)



(R.H.F.T.)

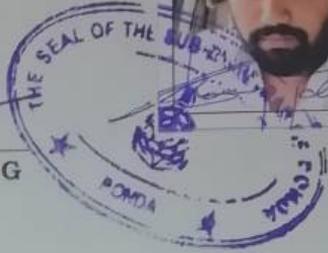
Handwritten signature

Rajashree J Joy

Handwritten signature



SHRI. SHRAVAN JAGDISH JOG



(L.H.F.T.)



(R.H.F.T.)

IN PRESENCE OF :

1. ~~Ramesh~~ (Ramon Nayals)
2. ~~S. S.~~ (Nitesh Bhandari)

[Signature]

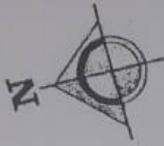
Rajashreejoy

A...

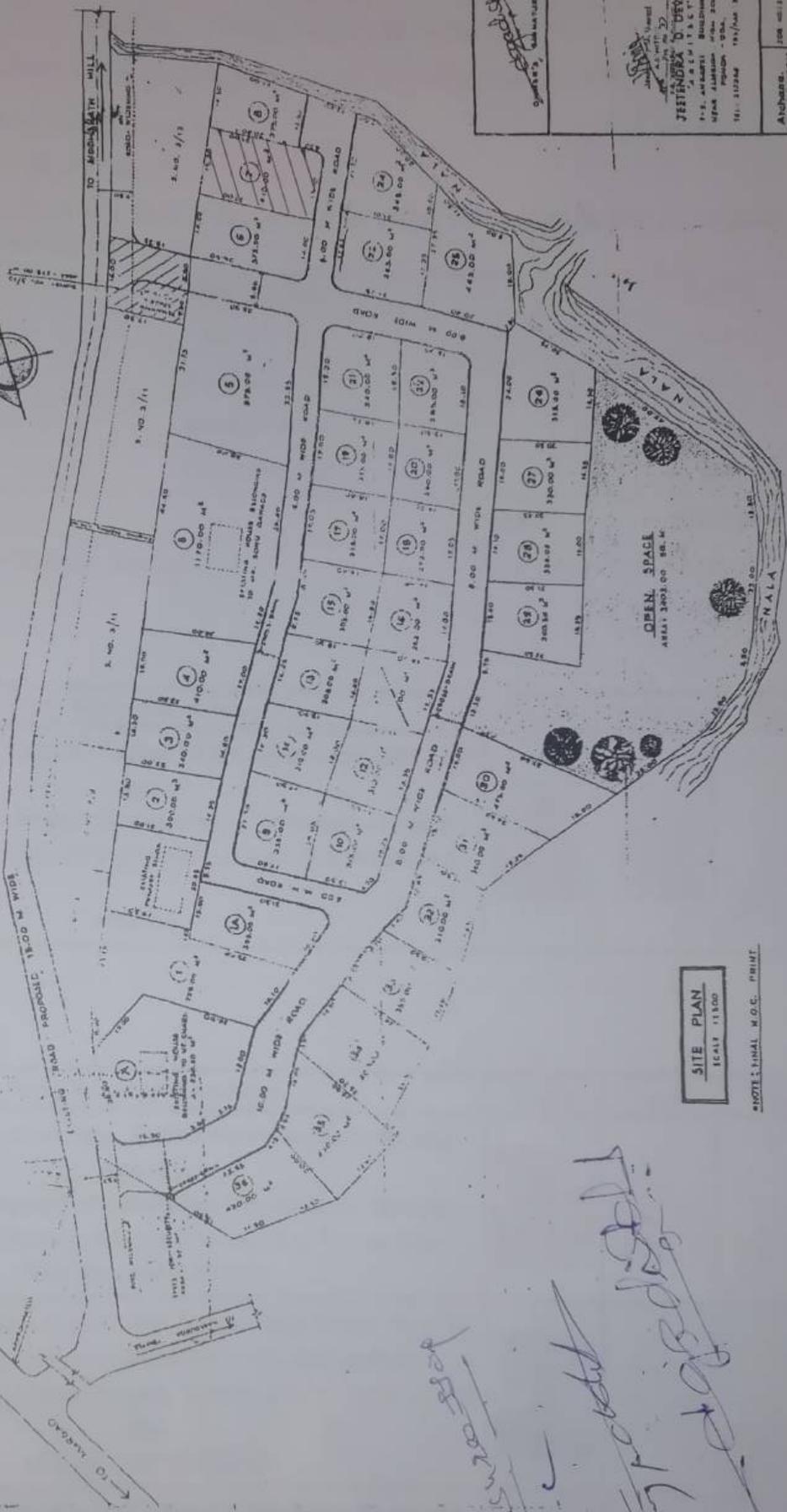
[Signature]

AREA STATEMENT

100% AREA	117,310 sq. ft.



From spot map No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



SITE PLAN
SCALE 1:1500

NOTE: FINAL M.O.C. PRINT.

Rajiv Kumar
A
Asst Project

JESTINUS D'OSWARI
1-2, MARKET BUILDING,
100, MARKET ROAD,
MUMBAI - 400 001.
TEL: 31224 191/192 31224

Author: *[Signature]*
Date: 12/10/11

APPROVED

Approved vide sec
No. 100/2011-12
dt. 10/04/11

[Signature]



Government of Goa
Document Registration Summary 2

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

Document Date & Time :- 15-Mar-2022 11:16:39 am

Document Serial Number :- 2022-PON-396

Presented at 10:57:05 am on 15-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	129200
2	Registration Fee	129150
3	Mutation Fees	1000
4	Processing Fee	680
Total		260030

Stamp Duty Required :129200/-

Stamp Duty Paid : 129500/-

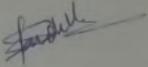
Presenter

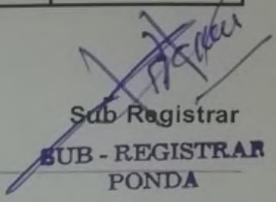
NO	Party Name and Address	Photo	Thumb	Signature
	Shravan Jagdish Jog As Partner Of Ms Arjun Acropolis LLP Age: , Marital Status: , Gender: , Occupation: , Address1 - H.No.8, Parijat Housing Society, Khadpabandh, Ponda Goa, Address2 - PAN No.:			

Recorder

NO	Party Name and Address	Photo	Thumb	Signature
	Jagadish Raghunath Jog , Father Name:Raghunath Jog, Age: 59, Marital Status: Married , Gender:Male, Occupation: Business, H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, PAN No. [REDACTED]			
	Rajashree Jagadish Jog , Father Name:Jivaji Desai, Age: 54, Marital Status: Married , Gender:Female, Occupation: Housewife, H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, PAN No. [REDACTED]			
	Ashok Dhanraj Chordia As Partner Of Ms Arjun Acropolis LLP , , Age: , Marital Status: , Gender: , Occupation: , H.NO. , Parijat Husing Society, Khadpabandh, Ponda Goa, PAN No.:			
	Shravan Jagdish Jog As Partner Of Ms Arjun Acropolis LLP , , Age: , Marital Status: , Gender: , Occupation: , H.No.8, Parijat Housing Society, Khadpabandh, Ponda Goa, PAN No.:			

Business: ... recognize the Vendor, Purchaser,

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pranita Dilip Naik , Age: 27, DOB: , Mobile: 9637258878 Email: , Occupation: Service , Marital status : Unmarried , Address: 403401, Bandora, Ponda, SouthGoa, Goa			
2	Name: Sneha Satish Prabhu Tendulkar , Age: 34, DOB: 1988-02-18 , Mobile: 9423886296 , Email: , Occupation: Advocate , Marital status : Married , Address: 403401, Ponda, Ponda, SouthGoa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2022-PON-396

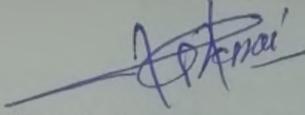


Document Serial No:-2022-PON-396

Book :- 1 Document

Registration Number :- **PON-1-382-2022**

Date : 15-Mar-2022



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

SUB - REGISTRAR
PONDA





Certified copy of an extract from the minutes of the meeting of the Partners of Arjun Acropolis LLP held on the 20th day of January 2022

We hereby certify that the following resolution by partners of Arjun Acropolis LLP was passed at the meeting of the partners held on 20th day of January 2022 and has been duly recorded in minute book of the said company.

“Resolve that,

- a) Our firm, ‘Arjun Acropolis LLP’ shall purchase from Shri Jagadish Raghunath Jog and his wife Srimati Rajashree Jagdish Jog, all the Subdivided Plots No. 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 15, 16, 20, 22, 23, 24, 25, 28 of the land under survey no. 3/7 of village Borim, Ponda, Goa and also Plot No. 4 of the property under new survey no. 20/1 of village Queula, Ponda, Goa.
- b) Also further resolved that the partners of the firm Shri Ashok Dhanraj Chordia and Shri Shravan Jagdish Jog, shall sign the deeds and admit executions before sub registrar on behalf of the firm.

Certified True Copy

Ashok Dhanraj Chordia
(Partner)

Shravan Jagadish Jog
(Partner)

ग्राम पंचायत
बोरी, फोंडा - गोवा



OFFICE OF THE VILLAGE PANCHAYAT
BORIM, PONDA-GOA ✓

Ref. No. VPBI 52 / 2001-2002. सत्यमेव जयते

Date 10/04/2001.

To,
SIDDHADURGA DEVELOPERS
Shri. Gopinath V.P. Sawkar & Others,
P.A.H.- Shri. Jagdish R. Jog.
BORIM, PONDA - GOA.

Sub: Final No Objection Certificate for the
Sub-Division of plots under survey No.
3/7 at Deulwada - Borim Village.

Sir,

This is inform to you that this Village Panchayat Borim has no any Objection for Final N.O.C. for the Sub-Division of plots under survey No. 3/7 for Thirty-Seven plots (37) including plots No.26 to 29 at Deulwada , Borim Village subject to comply all the conditions laid down by Town & Country Planning Department, Ponda - Goa.

This final N.O.C. for the sub-Division 66 for Thirty-Seven Plots are issued with referance to the completion letter issued by Town & Country Planning Department, Ponda vide letter No. TPP/SUB-Div/Bor/3/2001/125 dtd. 03/03/2001 and placed in the Panchayat meeting held on 30/03/2001.

Place : BORIM.



Qnakh
SARPANCH
SARPANCH
Village Panchayat Borim.
Village Panchayat, Borim
Ponda - Goa

TPP / Sub-Div / Bor / 2000

TPP / Sub-Div / Bor / 2000

8-3-2001

To,
The Sarpanch,
Office of the village panchyat,
Berim, Ponda - Goa.

✓

Sub :- Final NOC for sub-div. of land bearing
survey no.3/7 of village Berim taluka
Ponda.

Ref :- Your letter no. VPB/1954/2000-01/ dt
2/3/01.

Sir,

With reference to the above, there is no objection from
the planning point of view to issue final NOC for sub-div. plan
which was recommended provisionally vide our ~~xxxxxx~~ office
letter no.TPP/Sub-Div/Bor/3/991/673 dt. 29/12/99, also plots
no.26 to 29 bearing survey no.3/7 of village Berim taluka Ponda
having Thirty-seven plots (37) under following conditions:

- 1) All Mundcarial right shall be protected.
- 2) Roads and open space should be handed over to the village
panchayat.

Yours faithfully,

S.T. Putteraju

(S.T. Putteraju)

Town Planner

olk

Copy to :-

✓ Shri Gopinath V.P. Sawkar & Others,
P.A.H-Shri Jagdish R. Jog,
Ponda - Goa.

Ref. No. TPP (Sub-Div) Bor/3119/673
 Office of the Town & Country Planning Deptt, Ponda taluka office,
 Ponda - Goa.

Dated: 29/12/99

To,
 The Sarpanch,
 Office of the village panchayat,
 Borim, Ponda-Cos.

Sub :- Proposed Sub-division of land of property bearing survey No. _____ of village _____ taluka Ponda, by SShri/Smt. Borim for /// Gopinath Sawkar & Other (P.A. H. Shri P. S. R. Jog Residential. The plot is zoned as _____ settlement in O.L.P./Zoning Plan/Regional Plan.

Ref:- ////////////////////

- 1) Application dtd. 6/7/99.
- 2) This Office letter no. TPP/Const/Bor/3/99/410/ dtd. 24/9/99.
- 3) Applicants letter dtd. 14/12/99

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection submitted from planning point of view to issue provisional NOC as per the plans hereby annexed on the following conditions :-

1. Necessary licence is to be obtained from the Panchayat.
2. Necessary permission should be sought from the Forest Department before the cutting of trees.
3. This N.O.C. is valid for three years from the date of issue unless renewed.
4. Final N.O.C. has to be obtained from this office before sale of plot.
5. Plot should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
6. Roads, open spaces and drains have to be developed as per the required standards and for the purpose.
7. Electricity, sewerage, water supply main connection are to be made available outside of every plot. Pipe lines should be laid as per P.W.D. specifications.
8. N.O.C's from Electricity Department/ PWD, Highway Division should be obtained.
9. No roads within the layout or sub-division shall have a gradient of more than 1:10 along its longitudinal section.
10. All roads within the layout or sub-division shall be of macadam within black top and shall follow the relevant PWD, specification.
11. All roads right of ways shall have the carriage ways and other widths determined in the following table:-

B/w or roads (mts)	6	8	10	15	20
Carriage width (mts)	3.5	3.5	6.8	9	12
Shoulder width	1.10	1.95	1.30	2.70	3.70
Footpath width (mts) on each side	one each side				
Width of roads side	30	30+30	30+30	20+30	30+30

9. Road separator is to be provided for roads having R/w's of 15 mts. and above. In sloping roads side drains may be provided only on one side i.e. on higher side across the slope.
10. All road corners should be worked out in a smooth curve of 3 mts. radius for roads upto 10 mts. and 5 mts. radius for roads above 10 mts. pavement width. In case of road inter-sections involving roads of different R/w, the corners should be worked out as per the specifications prescribed for the roads having wider R/w.
11. All roads ending in Cul-se-sac should be provided with a Cul-se-sac head of 12 mts. x 12 mts. for all the width of the roads.
12. All such roads shall be treated as public roads.
13. All drains should have an adequate slope to facilitate surface water drainage effectively.
14. All drains should be lined or cemented and finished as per P.W.D. specifications. The drains shall be on P.C.C. (1:3:6) at bottom lined with P.C.C. or any other approved material of cross section 0.30m x 0.30m or as otherwise approved.
15. All roads having a right of way of 6 mts. or less shall have a side drain constructed on atleast one side of such road pavements. All roads having a right of way of above 6 mts. shall have side drains constructed on both sides of such road pavements.
16. Cross drains and culverts shall have be provided as per the site conditions wherever required of pipes of minimum 300 mm diameter embedded in P.C.C. or R.C.C. slab drain supported on laterite masonry with P.C.C. lining at the bottom.
17. The open space/spaces left shall be provided with lined drains to drains out water in a satisfactory manner.
18. The open space/spaces shall be duly maintained by the owner/owner of the sub-divided plots, if, however the open space/spaces are transferred to the local authority, the responsibility of maintenance passes on to them.
19. The recreational & open space/spaces shown on the plan are for the use of the residents of the plots of the said sub-divided land.
20. Prior to commencement of development work it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under R.S. & Daman and Diu Land Revenue Code.
21. Mundcarial rights shall be protected.
22. This approval is granted with concurrence of the Chief Town Planner for plot excluded-26/9/29.

After retaining a set of plans and records, for this office records, the rest are enclosed herewith.

Yours faithfully,

(S.M. Byakod)
Town Planner.

Encl :- As above.

Copy to :- Shri Gopinath V.P. Sawkar & Other
(S.A.H, Shri Jagdish K. Jog)
FORMA - Goa.

No. 6/23 / 99 - CONV / 10

O R D E R

Whereas Shri Jagdish R. Jog, P.A.H. of Shri Gopinath V. Prabhu Sawkar & others has/have submitted his/her/their application dated 6 / 4 / 99 u/s 32(1) of Goa Land Revenue, Code, 1968 received by this office on 6 / 4 / 99 for grant of permission for conversion of use of agricultural land to non-agricultural purpose in property surveyed under No. 3/7 of village of Berim of Ponda Taluka, Goa.

Now, I, A. V. Chikkodi, Deputy Collector & S. D.O. Ponda Sub-Division, Ponda-Goa hereby direct the Inspector of Surveys & Land Records, in Directorate of Settlement & Land Records, Panaji to survey the entire plot/s No. _____ showing an area of 20,665.00 sq. mtrs. approximately in the property surveyed under No/s 3/7 of village of Berim, Taluka Ponda-Goa.

The six copied of plans alongwith the details in Appendix I of Schedule II of the Goa Land Revenue (Conversion of Land and Non-agricultural Assessment) Rules, 1969 be submitted.

The copy of application u/s 32(1) of the Goa Land Revenue Code, 1968 alongwith enclosure are enclosed herewith which may please be returned alongwith the said six copies of plan on or before 8-2-2000.

Given under my hand and seal of this office date

7th day of January, 2000.

(A. V. Chikkodi)
Deputy Collector & S.D.O.
Ponda Sub-Division, Ponda-Goa.

To, The Inspector of Surveys & Land Records, Directorate of Settlement & Land Records, Panaji-Goa.

Copy to:

Shri Jagdish R. Jog, P.A.H. of Gopinath V. Prabhu Sawkar & others, P/o 8, Parijat Heg. Sty. Khadambai Ponda-Goa.
He/She/They is/are required to attend this office (Office of the Deputy Collector & S.D.O. Ponda) during morning session on or before _____ to collect the case papers to be posted to the above said address at his/her/their own costs failing which the application in the matter will be filed.

Further he/she/they is/are required to approach the office of the Director of Settlement & Land Records, Panaji for payment of survey fees and get the convenient date from that office for survey of your plots/land/property sought for conversion immediately.



SITE PLAN



Scale: 1:1000	North Arrow
Prepared by: [Name]	Checked by: [Name]
Date: [Date]	Project No: [Number]
APPROVED BY: [Signature]	

Area: [Value]	Perimeter: [Value]
Volume: [Value]	Weight: [Value]
Remarks: [Text]	Notes: [Text]

1/2

STANDARD PLAN OF BUILDINGS

118,500/-

NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

Phone No:
Sold To/Issued To:
Arjun Acropolis LLP
For Whom/ID Proof:
Pan card



FEB 24 2022 10:00:10A

₹ 0118500/-
ZERO ONE ONE EIGHT FIVE ZERO ZERO

Other
35182281045884803287-00000388
3518228 36/03/07/2021-R011

Prade
Officer / Manager

394/2022

POND-1-383-2022



-1-

DEED OF SALE

Arjun Acropolis LLP

Arjun

Rajashree J Joy

Rajashree J Joy

THIS INDENTURE, made and entered on this Twenty Fifth day of February in the year two thousand twenty two (25/02/2022), within the registration Sub District and Taluka Ponda District of South Goa, State of Goa, BETWEEN

(1) SHRI. JAGADISH RAGHUNATH JOG, son of Raghunath Jog, major, married, aged about 59 years, occupation contractor, PAN [REDACTED] Aadhar Card: [REDACTED] Mobile.:9822480612, Email ID.: jogconstruction0055@gmail.com, and his wife **(2) SMT. RAJASHREE JAGADISH JOG**, daughter of Jivaji Desai, wife Shri. Jagadish Raghunath Jog, major, married, aged about 54 years, occupation housewife, PAN [REDACTED] Aadhar Card [REDACTED] Mobile.:9423834105, Email ID.: jogconstruction0055@gmail.com, both Indian Nationals, residing at H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, and hereinafter referred to as **THE VENDORS** (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, legal representatives, administrators and assigns) OF THE ONE PART.

AND

(3) M/S. ARJUN ACROPOLIS L.L.P., a Limited Liability Partnership L.L.P constituted under The limited Liability Partnership Act, 2008 having TAN. [REDACTED], having its registered office at H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, having PAN. [REDACTED] and represented herein by its partners **(i) SHRI. ASHOK DHANRAJ CHORDIA**, son of Dhanraj Chordia, major, married, business, aged 69 years, Aadhar card No. [REDACTED], Mobile.:9822012953, Email ID.: admin@arjunacropolisllp.in, Indian National, residing at Bangalow No.A-4, S.N.6/1/21, Plot No.31, behind Big Bazar

Jagadish Jog

Rajashree Jog

Arjun Acropolis LLP

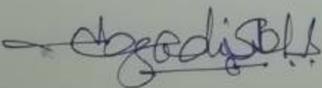


Baner, Pune City, Nia Pune Maharashtra 411045 and
(ii) SHRI. SHRAVAN JAGDISH JOG, son of Jagdish Jog,
 major, bachelor, business, aged 27 years, Aadhar card
 No. [REDACTED] Mobile.:8378994455, Email ID.:
 jogshravan55@gmail.com, Indian National, residing at
 H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, **so
 authorised by the firm vide resolution dated 20th
 January 2022**, a copy of which is attached hereto and
 hereinafter referred to as **THE PURCHASER** (which
 expression shall, unless repugnant to the context or
 meaning thereof, include its executors, administrators,
 partners and assigns) OF THE OTHER PART.

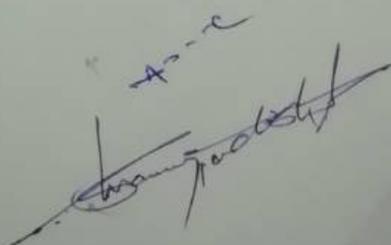
WHEREAS there exists at village Borim of Taluka Ponda a
 landed agricultural property known as "CHICHBHAT" or
 "CHIMCHE BHAT" comprising of two additions first of which
 is enrolled under Matriz number 614 and second under
 Matriz number 615 in Taluka Revenue Office of Ponda and
 not described in the Land Registration Office and surveyed in
 the Land survey conducted under the provisions of the Goa,
 Daman and Diu Land Revenue Code 1968 as a whole under
 No.3/7 of Borim and bounded on the East : by Rain water
 Nallah, West : by rain water Nallah, North : by road leading
 from Borim to Sidhanath and partly by land under new
 survey nos.3/8, 9, 11, 12 and 13 and South : by Lake.

AND WHEREAS said property originally belonged to Family
 society of Sawkars of Borim (Sociedade Familiar de casa dos
 Saucares de Borim).

AND WHEREAS in terms or final order dated 25th August
 1953 passed in Inventario orranologica carried out in the
 Court of Civil Judge Senior Division Panaji, then Court of
 Juizo de Direito da comarca das Ilhas de Goa, the said family
 society was dissolved.



Rajeshwar Jog



AND WHEREAS in the aforesaid Inventory proceedings said property was described under item No.58.

AND WHEREAS in terms of said final order dated 25/8/53 the said property was allotted to Ramchandra Raghunath Porobo, Vamona Raghunath Porobo and Narayan Yeshwant Porob.

AND WHEREAS said Ramchandra expired and was survived by Smt. Subhadrabai Ramchandra Prabhu Sawkar, Dr. Raghunath Ramchandra Prabhu Sawkar married to Smt. Sudha Raghunath Prabhu Sawkar, Shri. Harshad Ramchandra Prabhu Sawkar married to Smt. Rekha Harshad Prabhu Sawkar. Said Vamon expired and was survived by Dr. Gopinath Waman Prabhu Sawkar and said Narayan was survived by his widow Smt. Laxmibai and sons Shri. Yeshwant Narayan Prabhu Sawkar alias Yeshwant Narayan Porobo Sawkar married to Smt. Yeshodabai Yeshwant Prabhu, Shri. Subhash Narayan Prabhu Sawkar married to Smt. Sukanti Subhash Prabhu Sawkar.

AND WHEREAS in the survey records of the said land, which is surveyed under no.3/7 of village Borim, Ponda, said Dr. Gopinath, Yeshwant, Subhash and Ragunath and Smt. Laxmibai, widow of late Narayan was shown as occupants.

AND WHEREAS by Deed of sale, dated 20/07/2000, duly registered in the office of the Sub-Registrar of Ponda under Reg. No.1033 at pages 76 to 100 of Book I volume No.503, the aforesaid owners of the said property sold and conveyed to M/s. Sidhadurga Developers a partnership firm a distinct portion of the said property admeasuring an area of 20665 sq.mts, which portion is hereinafter referred to THE SAID PORTION.

AND WHEREAS the said portion is converted to Non-Agricultural use vide Sanad NO.6/23/99-CONV/638 dated 18/3/2000.



[Handwritten signature]

Rajashree J Joy

[Handwritten signature]

AND WHEREAS said M/s. Sidhadurga Developers sub-divided the said portion into smaller plots, which sub-division is approved by the village Panchayat office of Borim vide final NOC No.VPB/52/2001-2002 dated 10/04/2001.

AND WHEREAS said firm M/S. Sidhadurga Developers was initially a partnership firm of Shri. Jagdish Jog, Smt. Vibha Paidarkar and Shri. Pradip Anant Sawant.

AND WHEREAS by Deed of Retirement dated 17/9/2002, Smt. Vibha Paidarkar retired from the said Partnership firm thereby leaving said Shri. Jagdish Jog and Shri. Pradip Anant Sawant as the partners.

AND WHEREAS by another Deed of Dissolution, dated 03/06/2005 said Shri. Pradip Anant Sawant retired from the said partnership firm and consequently said Shri. Jagdish Jog continued the said firm as its Proprietor.

AND WHEREAS the vendors have obtained a licence for construction of residential premises in the said plot and the adjoining plot No.7 from the office of village Panchayat of Borim, Ponda Goa, being licence No.VPB/Const./Bor./2021-22/3014, dated 18/1/2022 and hereinafter referred to as THE SAID LICENCE.

AND WHEREAS for the purpose of obtaining said licence the vendors have been granted NOC by the office of Town & Country Planning Department bearing No.TPP/573/Borim/317/Plot 6 & 7/2021/2855, dated 20/12/2021.

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors one of such sub divided plots being **PLOT NO.6** and admeasuring 375.00sq.mts and more particularly described in schedule written hereunder and hereinafter referred to as THE SAID PLOT at/for a total price consideration of **Rs.39,37,500/- (Rupees thirty nine lacs thirty seven thousand five hundred only)** being its fair market value.

A circular blue ink stamp on the left margin of the document. The outer ring contains the text 'THE SEAL OF THE REGISTRAR OF PONDA' at the top and 'GOA' at the bottom. The center features a star and a central emblem.

Jagdish Jog

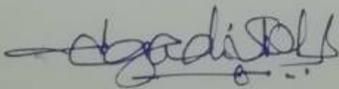
Pradip Anant Sawant

Shri. Jagdish Jog

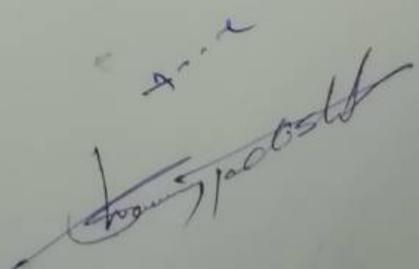
AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of **Rs.39,37,500/- (Rupees thirty nine lacs thirty seven thousand five hundred only)** paid by the purchaser to the vendors by transfer vide common RTGS No.RTGS/IBKLR92022012400073 529, dated 24/1/2022 through IDBI Bank (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as the absolute owner of the SAID PLOT do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THAT SAID PLOT more particularly described in schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the SAID PLOT and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad

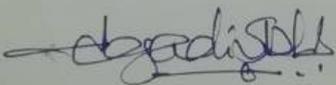



Rajashree Jay

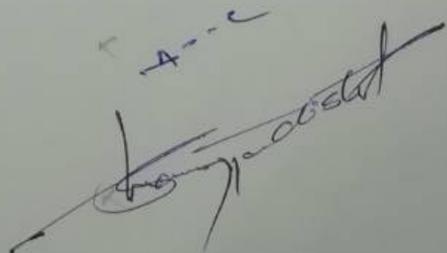


etc. unto and to the use of the purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors does hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in it good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably

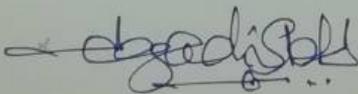



Rajashree J Joy

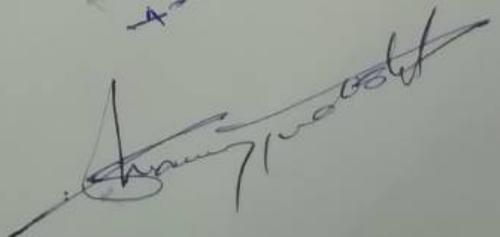
A - C


claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for him.

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said plot alongwith the licences, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.
4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.
5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser. The Vendors doth hereby represents and warrants to the Purchaser that the Vendors are absolutely seized and possessed of and/or well and sufficiently entitled to the said Plot and the Vendor's title to the said Plot is clear and marketable and the same is free from any encumbrances, charges

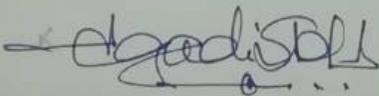



Rajashree 5504

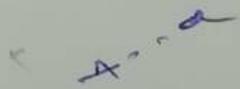
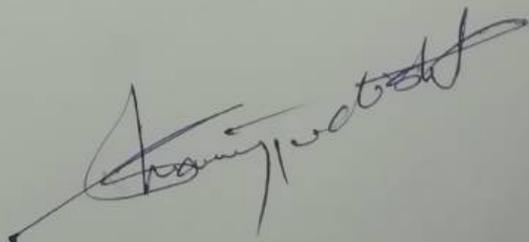


and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village of Borim, taluka Ponda Goa. The Vendors further represent that it has complied with all applicable laws pertaining to the said Plot;

6. The Vendors hereby indemnifies and agree to keep indemnified, defend and hold harmless the Purchaser and its successors and assigns from and against any and all losses, claims, damages, actions, assessments, tax, costs and reasonable legal fees in connection therewith suffered or incurred by Purchaser, arising out of, resulting from, or may be payable by virtue of (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the Vendors under this Deed; or (ii) any of the representation or warranties provided by the Vendors hereunder being untrue, wrong, inaccurate, or misleading; or (iii) any defect in title or possession of the said Plot;
7. The vendors do hereby also transfer and assign all their rights in said licence in favour of the purchaser and hereby also authorize the purchaser to undertake construction of the premises as granted by said licence, dated 18/1/2022.
8. The stamp duty and registration charges on this Deed shall be borne and paid by the Purchaser.
9. The vendors do hereby declare that the Plot hereby sold is not under occupancy of any member of schedule Cast or Schedule tribe.

Rajashree

SCHEDULE**(SAID PLOT HEREBY SOLD)**

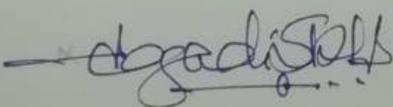
All that plot or piece of land being **plot No.6** admeasuring 375sq.mts, and bounded as under:

- East : by subdivided plot no.7 and partly by road,
 West : by internal road,
 North : by land under new survey no.3/13 of village Borim, Ponda,
 South : by 6.00 mts wide road.

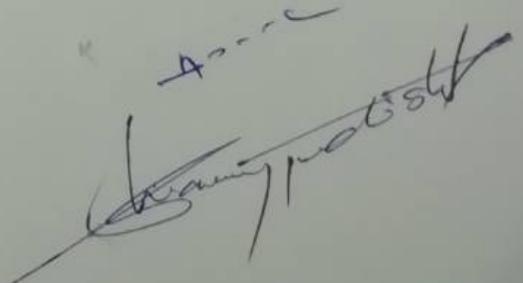
AND more clearly delineated on plan annexed hereto with red hatched lines and forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

The plot hereby sold is a subdivide plot, which is approved by Town & Country Planning Department Goa, through Town Planner, Town and Country Planning Dept. office at Ponda vide letter No.TPP/Sub-Div/Bor/3/2001/185, dated 8/3/2001, (a copy of which is attached herewith) and hence No separate NOC for sale of this plot is necessary.

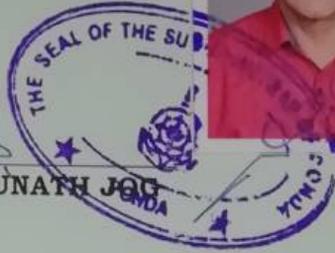
IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.



Rajashree Jay



Signed, Sealed and delivered by the withinnamed VENDORS



Jagadish
SHRI. JAGADISH RAGHUNATH JOG



(L.H.F.T.)

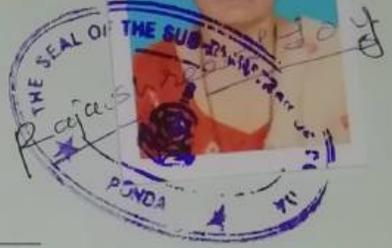


(R.H.F.T.)

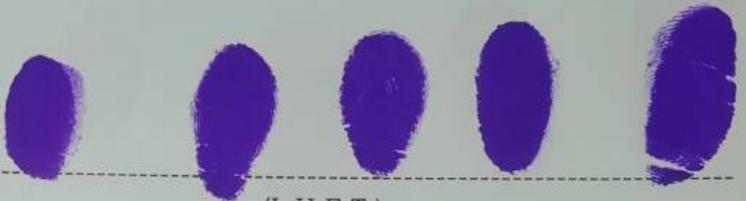
Jagadish

Rajushree Jyoy

[Handwritten signature]



Rajashree Jog
SMT. RAJASHREE JAGADISH JOG



(L.H.F.T.)



(R.H.F.T.)

Jagadish

Amr

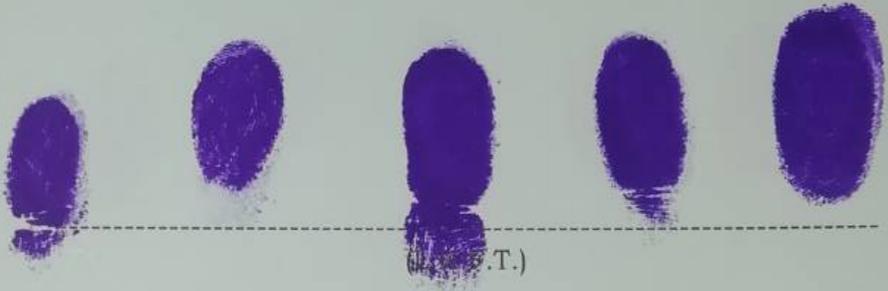
Rajashree Jog

Rajashree Jog

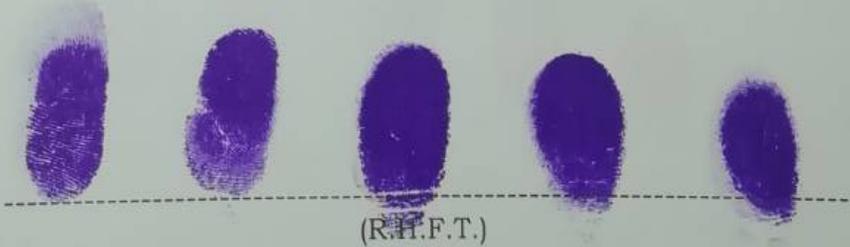
Signed, Sealed and delivered by the withinnamed PURCHASER through its partners



SHRI. ASHOK DHANRAJ CHORDIA



(L.H.F.T.)



(R.H.F.T.)

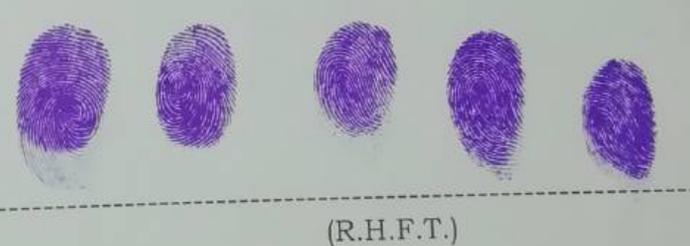
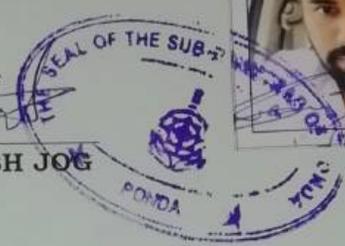
Handwritten signature

Rajashree J Joy

Handwritten signature



Shri. Shrayan Jagdish Jog
SHRI. SHRAYAN JAGDISH JOG



IN PRESENCE OF :

1. ~~Ramesh~~ (Ramesh Nayals)
2. ~~Ramesh~~ (Nitesh Bhandari)

Shri. Jagdish Jog
Rajashree Jog

Shri. Shrayan Jagdish Jog

A...



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 15-Mar-2022 11:21:08 am

Document Serial Number :- 2022-PON-394

Presented at 10:39:36 am on 15-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	118200
2	Registration Fee	118130
3	Mutation Fees	1000
4	Processing Fee	680
Total		238010

Stamp Duty Required :118200/-

Stamp Duty Paid : 118500/-



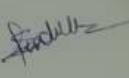
NO	Party Name and Address	Photo	Thumb	Signature
1	Shravan Jagdish Jog As Partner Of Ms Arjun Acropolis LLP Age: , Marital Status: , Gender: , Occupation: , Address1 - H.No.8, Parijat Housing Society, Khadpabandh, Ponda Goa, Address2 - PAN No.:			

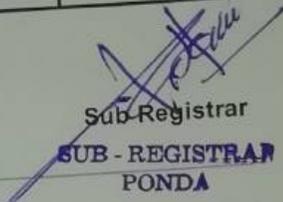
Recorder

NO	Party Name and Address	Photo	Thumb	Signature
1	Jagadish Raghunath Jog , Father Name:Raghunath Jog, Age: 59, Marital Status: Married , Gender:Male, Occupation: Business, H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, PAN No.:			
2	Rajashree Jagadish Jog , Father Name:Jivaji Desai, Age: 54, Marital Status: Married , Gender:Female, Occupation: Housewife, H.No.8, Parijat Housing Society, Khadpaband, Ponda Goa, PAN No.:			
3	Ashok Dhanraj Chordia As Partner Of Ms Arjun Acropolis LLP , , Age: , Marital Status: , Gender: , Occupation: , H.No.8, Parijat Housing Society, Khadpabandh, Ponda Goa, Kh, PAN No.:			
4	Shravan Jagdish Jog As Partner Of Ms Arjun Acropolis LLP , , Age: , Marital Status: , Gender: , Occupation: , H.No.8, Parijat Housing Society, Khadpabandh, Ponda Goa, PAN No.:			

Witness:

... recognize the Vendor, Purchaser,

F.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pranita Dilip Naik, Age: 27, DOB: , Mobile: 9637258878 Email: , Occupation: Service , Marital status : Unmarried , Address: 403401, Bandora, Ponda, SouthGoa, Goa			
2	Name: Sneha Satish Prabhu Tendulkar, Age: 34, DOB: 1988-02-18 , Mobile: 9423886296 , Email: , Occupation: Advocate , Marital status : Married , Address: 403401, Ponda, Ponda, SouthGoa, Goa			


Sub-Registrar

SUB - REGISTRAR
PONDA

Document Serial Number :- 2022-PON-394





ARJUN
ACROPOLIS LLP

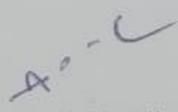
Certified copy of an extract from the minutes of the meeting of the Partners of Arjun Acropolis LLP held on the 20th day of January 2022

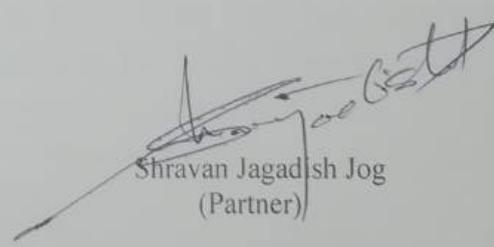
We hereby certify that the following resolution by partners of Arjun Acropolis LLP was passed at the meeting of the partners held on 20th day of January 2022 and has been duly recorded in minute book of the said company.

“Resolve that,

- a) Our firm, ‘Arjun Acropolis LLP’ shall purchase from Shri Jagadish Raghunath Jog and his wife Srimati Rajashree Jagdish Jog, all the Subdivided Plots No. 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 15, 16, 20, 22, 23, 24, 25, 28 of the land under survey no. 3/7 of village Borim, Ponda, Goa and also Plot No. 4 of the property under new survey no. 20/1 of village Queula, Ponda, Goa.
- b) Also further resolved that the partners of the firm Shri Ashok Dhanraj Chordia and Shri Shravan Jagdish Jog, shall sign the deeds and admit executions before sub registrar on behalf of the firm.

Certified True Copy


Ashok Dhanraj Chordia
(Partner)


Shravan Jagdish Jog
(Partner)

ग्राम पंचायत
बोरी, फोंडा - गोवा



OFFICE OF THE VILLAGE PANCHAYAT
BORIM, PONDA-GOA

Ref. No. VPBI 52 / 2001-2002. सत्यमेव जयते

Date 10/04/2001.

To,

SIBDHADURGA DEVELOPERS

Shri. Gopinath V.P. Sawkar & Others,

P.A.H.- Shri. Jagdish R. Jog.

BORIM, PONDA - GOA.

Sub: Final No Objection Certificate for the
Sub-Division of plots under survey No.
3/7 at Deulwada - Borim Village.

Sir,

This is inform to you that this Village Panchayat Borim has no any Objection for Final N.O.C. for the Sub-Division of plots under survey No. 3/7 for Thirty-Seven plots (37) including plots No.26 to 29 at Deulwada , Borim Village subject to comply all the conditions laid down by Town & Country Planning Department, Ponda - Goa.

This final N.O.C. for the sub-Division of for Thirty-Seven Plots are issued with referance to the completion letter issued by Town & Country Planning Department, Ponda vide letter No. TPP/SUB-Div/Bor/3/2001/185 dtd. 03/03/2001 and placed in the Panchayat meeting held on 30/03/2001.

Place : BORIM.



G. S. S.
SARPANCH
SARPANCH
Village Panchayat Borim.
Village Panchayat, Borim
Ponda - Goa

File No. TPP/Sub-Div/Bor/3/2001
Date 8-3-2001

To,
The Sarpanch,
Office of the village panchyat,
Berim, Ponda - Goa.

Sub :- Final NOC for sub-div. of land bearing,
survey no.3/7 of village Berim taluka
Ponda.

Ref :- Your letter no. VPB/1954/2000-01/ dt
2/3/01.

Sir,

With reference to the above, there is no objection from
the planning point of view to issue final NOC for sub-div. plan
which was recommended provisionally vide our ~~xxxxxxx~~ office
letter no.TPP/Sub-Div/Bor/3/991/673 dt. 29/12/99, also plots
no.26 to 29 bearing survey no.3/7 of village Berim taluka Ponda
having Thirty-seven plots (37) under following conditions:

- 1) All Mundcarial right shall be protected.
- 2) Roads and open space should be handed over to the village
panchayat.

Yours faithfully,
S.T. Puttaraju
(S.T. Puttaraju)
Town Planner

Copy to :-

✓ Shri Gopinath V.P. Sawkar & Others,
P.A.H-Shri Jagdish R. Jog,
Ponda - Goa.

Ref. No. TPP (Sub. Div) Borim 3/99/673.
Office of the Town & Country Planning Deptt, Ponda taluka office,
Ponda - Goa.

Dated: 29/12/99

To,
The Sarpanch,
Office of the village panchayat,
Borim, Ponda-Coa.

Sub :- Proposed Sub-division of land of property bearing survey No. _____ of village _____ taluka ponda, by sbhri/Smt. Borim for /// Gopinath Sawkar & Other (P.A. H. SRI BANGS PESHK. R. Jog Residential The plot is zoned as _____ attlement in O.D.P./Zoning Plan/Regional Plan.

Ref:- ////////////////////

Sir,

- 1) Application dtd. 6/7/99.
- 2) This Office letter no. TPP/Const/Borim/3/99/410/ dtd. 24/4/99.
- 3) Applicants letter dtd. 16/12/99

With reference to the above mentioned subject, this is to inform you that there is no objection from planning point of view to issue provisional NOC as per the plans hereby annexed on the following conditions :-

1. Necessary licence is to be obtained from the panchayat.
2. Necessary permission should be sought from the Forest Department before the cutting of trees.
3. This N.O.C. is valid for three years from the date of issue unless renewed.
4. Final N.O.C. has to be obtained from this office before sale of plot.
5. Plot should be clearly demarcated with distinct boundary stones and the dimensions and area of each plot should be clearly mentioned.
6. Rodds, open spaces and drains have to be developed as per the required standards and for the purpose.
7. Electricity, sewerage, water supply main connection are to be made available outside of every plot. Pipe lines should be laid as per P.W.D. specifications.
8. N.O.C's from Electricity Department/ PWD, Highway Division should be obtained.
9. No roads within the layout or sub-division shall have a gradient of more than 1:10 along its longitudinal section.
10. All roads within the layout or sub-division shall be of macadam with-in black top and shall follow the relevant PWD, specification.
11. All roads right of ways shall have the carriage ways and other widths determined in the following table:-

R/w or roads (mts)	6	8	10	15	20
Carriage width (mts)	3.5	3.5	6.8	9	12
Shoulder width	1.10	1.95	1.30	2.70	3.70
Footpath width (mts) - on each side	30	one each side 30+30			
Width of roads side drains (cms)					

- iv. Road separator is to be provided for roads having R/w's of 15 mts. and above. In sloping roads side drains may be provided only on the side i.e. on higher side across the slope.
10. All road corners should be worked out in a smooth curve of 1 mts. radius for roads upto 10 mts. and 5 mts. radius for roads above 10 mts. pavement width. In case of road inter-sections involving roads of different R/w, the corners should be worked out as per the specifications prescribed for the roads having wider R/w.
11. All roads ending in Cul-de-sac should be provided with a Cul-de-sac head of 12 mts. x 12 mts. for all the width of the roads.
12. All such roads shall be treated as public roads.
13. All drains should have an adequate slope to facilitate surface water drainage effectively.
14. All drains should be lined or cemented and finished as per P.W.D. specifications. The drains shall be on P.C.C. (1:3:6) at bottom lined with P.C.C. or any other approved material of cross section 0.30m x 0.30m or as otherwise approved.
15. All roads having a right of way of 6 mts. or less shall have a side drain constructed on atleast one side of such road pavement. All roads having a right of way of above 6 mts. shall have side drains constructed on both sides of such road pavements.
16. Cross drains and culverts shall have be provided as per the site conditions wherever required of pipes of minimum 300 mm diameter embedded in P.C.C. or R.C.C. slab drain supported on laterite masonry with P.C.C. lining at the bottom.
17. The open space/spaces left shall be provided with lined drains to drain out water in a satisfactory manner.
18. The open space/spaces shall be duly maintained by the owner/owner of the sub-divided plots, if, however the open space/spaces are transferred to the local authority, the responsibility of maintenance passes on to them.
19. The recreational & open space/spaces shown on the plan are for the use of the residents of the plots of the said sub-divided land.
20. Prior to commencement of development work it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under R.G. & Daman and Diu Land Revenue Code.
21. Municipal rights shall be protected.
22. This approval is granted with concurrence of the Chief Town Planner for plot enclosed-26/19-29.

After retaining a set of plans and records, for this office records the rest are enclosed herewith.

Yours faithfully,

(S.M. Byakod)
Town Planner.

Encl :- As above.

Copy to :- Shri Gopinath V.P. Sawkar & Other
(S.A.M. Shri Jagdish K. Jog)
BOMBA - Goa.

OFFICE OF THE DEPUTY COLLECTOR & S.D.O. PONDA SUB DIVISION,
PONDA GOA.

No.6/23 /99 -CONV/10

O R D E R

Whereas Shri Jagdish R. Jog, P.A.H. of Shri Gopinath V. Prabhu Sawkar & others has/have submitted his/her/their application dated 6 / 4 / 99 office u/s 32(1) of Goa Land Revenue, Code, 1968 received by this office on 6 / 4 / 99 for grant of permission for conversion of use of agricultural land to non-agricultural purpose in property surveyed under No. 3/7 of village of Berim of Ponda Taluka, Goa.

Now, I, A. V. Chikkodi, Deputy Collector & S. D.O. Ponda Sub-Division, Ponda-Goa hereby direct the Inspector of Surveys & Land Records, in Directorate of Settlement & Land Records, Panaji to survey the entire plot/s No. _____ showing an area of 20,665.00 sq. mtrs. approximately in the property surveyed under No/s 3/7 of village of Berim, Taluka Ponda-Goa.

The six copied of plans alongwith the details in Appendix I of Schedule II of the Goa Land Revenue (Conversion of Land and Non-agricultural Assessment) Rules, 1969 be submitted.

The copy of application u/s 32(1) of the Goa Land Revenue Code, 1968 alongwith enclosure are enclosed herewith which may please be returned alongwith the said six copies of plan on or before 8-2-2000.

Given under my hand and seal of this office date

the 7th day of January, 2000.

(A. V. Chikkodi)
Deputy Collector & S.D.O.
Ponda Sub-Division, Ponda-Goa.

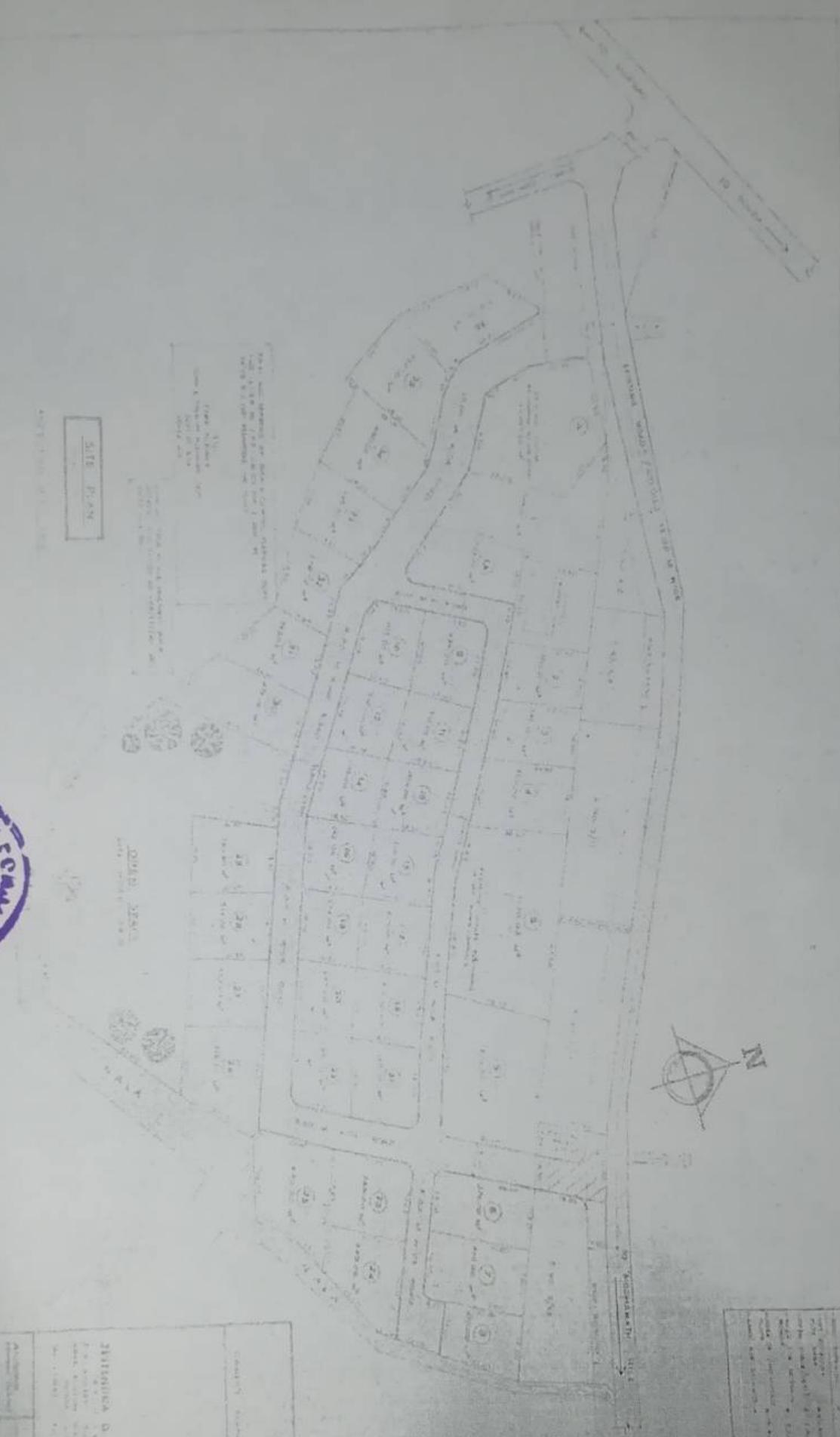
To, The Inspector of Surveys & Land Records, Directorate of Settlement & Land Records, Panaji-Goa.

Copy to:

Shri/Smt. Jagdish R. Jog, P.A.H. of Gopinath V. Prabhu Sawkar & others, 8, Parijat Hsg. de/She/They is/are required to attend this office (Office No. 8, Parijat Hsg. Sty. Khadga Bai) during morning session on or before _____ to collect the case papers to be posted to the above said address at his/her/their own costs failing which the application in the matter will be filed.

Further he/she/they is/are required to approach the office of the Director of Settlement & Land Records, Panaji for payment of survey fees and get the convenient date from that office for survey of your plots/land/property sought for conversion immediately.

APPROVED FOR THE CITY OF TAMPA ON 3/11/11 BY THE CITY ENGINEER



SITE PLAN



<p>APPROVED FOR THE CITY OF TAMPA ON 3/11/11 BY THE CITY ENGINEER</p>	<p>APPROVED FOR THE CITY OF TAMPA ON 3/11/11 BY THE CITY ENGINEER</p>
<p>APPROVED FOR THE CITY OF TAMPA ON 3/11/11 BY THE CITY ENGINEER</p>	<p>APPROVED FOR THE CITY OF TAMPA ON 3/11/11 BY THE CITY ENGINEER</p>

AREA STUDENT DEVELOPERS