

(RUPEES FOUR LAKHS NINETY FIVE THOUSAND ONLY.)

For OLALIAN ESTATE PVT LTD

Hernandes
Authorized Signatory

Citizencredit co-operative Bank Ltd
Mapusa Branch,
Shop No. 0 - 1, Ground Floor, Block D - 1,
Bachan House,
Mapusa, Goa - 483 567
D - 5 (STPV) / C.R. 135 / 1 / 2013 - RD



STAMP DUTY
60000

Rs. 0495000

365430

INDIA **Zero*Four*Nine*Five*Zero*Zero*Zero***

GOA
NON JUDICIAL

-5.3.2021

GOA

1053559 0266
9370 653301

Name of Purchaser OLALIAN ESTATE PVT. LTD



Doc. No. 2021-BR2-1070

09/03/2021

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa, on this Nine day of the month of March of the year Two Thousand and Twenty One (09/03/2021).

OLALIAN ESTATE PVT LTD

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BETWEEN

1a) **MR. AGNELO FERNANDES** alias Agnelo F Fernandes alias Agnelo Francis Felix Fernandes alias Agnelo Felix Fernandes, S/o Late Mr. Joao Mariano Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes, 60 years of age, married, retired, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and his wife

1b) **MRS. ANJINHA FERNANDES** alias Anjinha Ninette Fernandes alias Anjinha Fernandes, wife of Mr. Agnelo Fernandes, 60 years of age, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and Both R/o H.No 288/3, FernandesVaddo, Siolim, Bardez-Goa

2a) **MRS. ANTONETA VIJAYA KRISHNAN** alias Antoneta Vijayakrishnan, D/o Late Mr. Joao Mariano Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes, married, 69 years of age, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and her husband

2b) **MR. MUKARANKAD BALKRISHNAN VIJAYKRISHNAN** alias Vijaykrishnan M B husband of Mrs. Antoneta Vijaykrishna alias Antoneta Vijaya Krishnan, 79 years of age married, Indian National having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED]

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Anjinha Fernandes

Fernandes

Fernandes

Antones



██████████ and Both R/o H.No 486, Posrem Bhat, Taleigao Tiswadi-Goa Panaji 403002

3a) MR. BLASÉ LINO FERNANDES, S/o Late Mr. Joao Mariano Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes, 72 years of age, married, retired, Indian National, having Pan Card bearing no ██████████ and Aadhar Card bearing no ██████████ and his wife

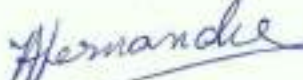
3b) MRS. PHILOMENA FERNANDES, w/o Mr. Blasé Lino Fernandes, 71 years of age, married, retired, Indian National, having Pan Card bearing no ██████████ and Aadhar Card bearing no ██████████ both R/o AG-1, Rich Builders Residency, Cabesa, Santa Cruz, North-Goa 403005 herein after referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

OLALIAN ESTATE PVT. LTD, a duly registered Pvt. Ltd. Company having corporate identity no U45309GA2017PTC013279, Pan Card No. ██████████ having their registered office at H.No 325, Khalap Waddo, Canca, Goa North-Goa GA 403510 represented herein by its Managing Director **MR. AKSHAY CHAUDHRY** son of

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Late Ajay Chaudhry, 37 years of age, married, Holder of PAN Card no. [REDACTED] Indian National, resident E 47, Sector 39, Near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310 hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) vide Board of Resolution dated 26/2/2021 represented herein through duly constituted Power of Attorney, **MR. MILIND RAMAKANT PARAB**, son of Ramakant Parab, 33 years of age, married, Indian National, having PAN No. [REDACTED], Aadhar Card bearing no. [REDACTED] and resident of H.No.110/2 of Ganesh colony uccassaim Mapusa Goa vide Power of Attorney dated 3/3/2021, duly notarized before the Notary Public Cassian Crasto, bearing Registration No. 556/2021 at Panjim, of the **SECOND PART**.

AND WHEREAS there exist a larger property known as "AFRAGMENT" alias "GUIDVEM" situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 1795 at page 125 of B46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 admeasuring an area of 3375 square meters and under number 362 sub division 2 admeasuring an area of 17700 square meters of Village Siolim Bardez-Goa Hereinafter referred to as the '**Said Larger Property**', which is more particularly described in **Schedule I** herein below.

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AND WHEREAS out of the Said Larger Property which is more particularly described in Schedule I herein above , property known as "AFRAGMENT" alias "GUIDVEM situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 1795 at page 125 of B 46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 (part) and which totally admeasures an area of 3375 square meters of Village Siolim Bardez-Goa which shall hereinafter be referred to as the 'Said Property' , which is more particularly described in Schedule II herein below.

AND WHEREAS there exist a distinct and independent portion of above referred Said Property known as "AFRAGMENT" alias "GUIDVEM admeasuring an area of 2165 square meters which forms an exclusive and independent part of the Said Property surveyed under number 362 sub division 7 (part) and which totally admeasures an area of 3375 square meters of Village Siolim Bardez-Goa more particularly described under SCHEDULE II herein above and this plot shall hereinafter be referred to as the '**Said Plot**', and more particularly described under **SCHEDULE III** herein below and marked in red in the sketch annexed hereto.

AND WHEREAS the SAID LARGER PROPERTY originally belonged to late Antonio Francisco Jose Marcal Lucas Jovita Fernandes alias

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Antonio Francisco Fernandes and late Doroteia Lucilia Idalina Elisa Pereira alias Doroteia Pereira both R/o , Sialim, Bardez-Goa

AND WHEREAS the Said Larger Property was purchased by late Antonio Francisco Marcal Lucas Jovita Fernandes under the Deed dated 17-03-1915 at folio 21v of Book No.156 of the notes of the notary Caridade Frias as is found referred to in Inscription certificate No.12931 at folio 17 of Book G-19 pertaining to the Said Larger Property.

AND WHEREAS the Said Larger Property was allotted to one of the children of late Antonio Francisco Jose Marcal Lucas Jovita Fernandes alias Antonio Francisco Fernandes and late Doroteia Lucilia Idalina Elisa Pereira alias Doroteia Pereira namely Filipe Filomeno Fernandes, bachelor in Inventory Proceedings No.46 of 1927 initiated upon the death of late Antonio Francisco Jose Marcal Lucas Jovita Fernandes and finalized on 29th December, 1927 in the Civil Court Bardez at Mapusa.

AND WHEREAS thereafter vide Deed of Sale Discharge Consent and Division dated 26/4/1948 which came to be drawn before the Notary Guilherme Diogo Jose Conceicao das Dores Lobo in his office situated at Sao Francisco road in the Judicial Division at Bardez between 1) Mrs. Doroteia Lucilia Idalina Elisa Pereira or Dororeia Pereira 2) Bento Jose Patricio de Lourdes Fernandes and

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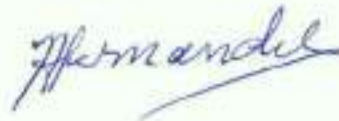


his wife Lira Margarida de Cortona Fernandes 3) Maria Rosalia Henriqueta Filomena Josefa Fernandes Silveira and her husband Ariosto Joaquim Francisco Clemente da Silveira 4) Lucas Piedade Fernandes and his wife Amelia Aviana de Cruz e Fernandes 5) Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca de Souza Fernandes 6) Edviges Fernandes or Edvige Fernandes e de Melo and her husband Jose Lourdes de Melo and 7) Filipe Filomeno Fernandes , the said Filipe Filomeno Fernandes divided the Said Larger Property into four parts and sold to his portion of the Said Larger Property to Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes 2) 1/4th specific portion of the Said Larger Property to Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca 3) 1/4 th specific portion of the Said Larger Property to Lucas Piedade Fernandes and his wife Amelia Aviana de Cruz e Fernandes who are the son/son in law/daughter/daughter in law of the said Antonio Francisco Jose Marcal Lucas Jovita Fernandes alias Antonio Francisco Fernandes and Doroteia Lucilia Idalina Elisa Pereira alias Doroteia Pereira and retained for himself 1/4th specific portion of the Said Larger Property.



AND WHEREAS the 1/4th specific portion of the Said Larger Property which was retained by the said Filipe Filomeno Fernandes for himself and 1/4th specific portion of the Said Larger Property sold to Joao Mariano Fernandes and his wife

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Maria Natividade Divina Francisca is described herein as the SAID PROPERTY.

AND WHEREAS thereafter on the death of Filipe Filomeno Fernandes the portion of the Said Property which was retained by him came to partitioned between 1) Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes 2) Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca 3) Lucas Piedade Fernandes and his wife Amelia Aviana de Cruz e Fernandes 4) Mrs. Edwiges Fernandes D'Mello 5) Mrs. Maria Rosalia Henrequeta Filomena Josefa Fernandes, 6) Mr. Antonio Agnielo Cosmo da Conceicao da Silviera and 7) Mr. Cynthia Elfrida dos Milagres Caldiera e Silviera vide Deed of Partition dated 15/1/1982 which came to be executed before the Sub Registrar of Bardez under number 345, Book no 1, volume no 172 dated 30/4/1982.

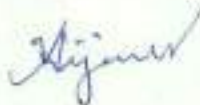

AND WHEREAS the said Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes came to be allotted a portion/part in the Said Property which was marked by letter C in the Plan Z in the Deed of Partition dated 15/1/1982 which is portion of the plot described herein as the Said Plot.

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-AND WHEREAS a superimposition/Survey report dated 13/2/2021 was prepared by Architect G P Aroskar in order to trace the area of portion of C i.e portion of the Said Plot which was allotted to the said Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes via Deed of Partition dated 16/1/1982 as the same area of the portion of the Said Plot was not mentioned in the Deed of Partition dated 16/1/1982 and the very same portion was initially retained by Mr. Filipe Filomeno Fernandes in the Deed of Sale Discharge Consent and Division dated 26/04/1948.

AND WHEREAS in the said superimposition/Survey report dated 13/2/2021 it is observed that a portion of land retained by Mr. Filipe Filomeno Fernandes as per the Deed of Sale Discharge Consent and Division dated 26/04/1948 and the area of the Said Plot which was subsequently allotted to Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca was portion "C" **is 377.45 square meters** as per the plan attached to the Deed of Partition dated 16/1/1982, as the boundaries tallies with the survey plan and site positions.

AND WHEREAS the Said Plot thus constitutes an area of 1787.55 square meters acquired by Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca under Deed of Sale Discharge Consent and Division dated 26/4/1948 from Filipe

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Filomeno Fernandes which document came to be drawn before the Notary Guilherme Diogo Jose Conceicao das Dores Lobo in his office situated at Sao Francisco road in the Judicial Division at Bardez and an area of 377.45 square meters acquired by Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca under the Deed of Partition dated 15/1/1982 which came to be executed before the Sub Registrar of Bardez under number 345, Book no 1, volume no 172 dated 30/4/1982 which now totally admeasures 2165 square meters in area of property bearing survey No.362 sub division 7 of Village Siolim, Bardez, Goa and shown in the sketch annexed hereto which is the subject matter of the present sale deed and is referred in the present Deed as the SAID PLOT.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PLOT", admeasuring 2165 square meters, situated at Siolim Village, and which is described under **SCHEDULE - III** hereunder written.

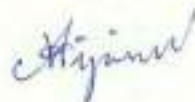
AND WHEREAS by virtue Deed of Sale Discharge Consent and Division dated 26/4/1948 and Deed of Partition dated 15/1/1982 Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes became exclusive owner in possession of the said Plot admeasuring 2165 sq.mts.

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AND WHEREAS the said Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes were married under regime of communion of assets.

AND WHEREAS the said Deed of Succession dated 15/5/2012 came to be drawn at pages 40 to 41 of Book No 839 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex Officio Bardez on 15/5/2012 which came to be initiated by his son Blasé Lino Fernandes on the demise of his father Joao Mariano Fernandes alias John Mariano Fernandes who expired on 14/12/2011 at Fernandes Waddo, Siolim, Bardez-Goa Leaving behind his universal heir his half sharer Maria Natividade Divina Francisca D'Souza married with the deceased on 26/10/1947 and his children Mr. Blasé Lino Fernandes, Antonetta Fernandes and Mr. Agnelo Francis Felix Fernandes who are legally qualified to concur, prefer, succeed and complete in the estate of the deceased Mr. Joao Mariano Fernandes alias John Mariano Fernandes and besides these legal heirs there is no other person or person competent in law to succeed to the aforesaid deceased Mr. Joao Mariano Fernandes alias John Mariano Fernandes.

ANDWHEREAS thereafter an Inventory proceedings came to be initiated by Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Fernandes on the death of his parents Mr. Joao Mariano

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Fernandes

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Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes and Mrs. Maria Natividade Divina Francisca D'Souza Fernandes alias Mrs. Maria Natividade Divina Francisco De Souza e Fernandes alias Mrs. Maria Natividade Divina Francisca Fernandes before the Civil Court Junior Division at Mapusa which came to be registered as Inventory proceedings bearing no 235/2016/E.

AND WHEREAS a Statement on Oath came to be filed before the Civil Court Junior Division at Mapusa in the said Inventory Proceeding bearing no 235/2016/E by the said Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Fernandes stating that his father Mr. Joao Mariano Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes died at Siolim on 14/12/2011 in the status of married and subsequently the mother Mrs. Maria Natividade Divina Francisca D'Souza Fernandes alias Mrs. Maria Natividade Divina Francisco De Souza e Fernandes alias Mrs. Maria Natividade Divina Francisca Fernandes died at GMC Bambolim on 21/10/2013 in the status of a widow leaving behind as their sole and universal heirs and successors the following children

- a) Mr. Blase Lino Fernandes married to Mrs. Philomena Fernandes
- b) Mrs. Antoneta Vijaya Krishnan married to Mr. Mukarankad Balkrishnha Vijaykrishnan

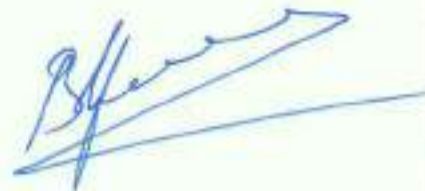
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c) Mr. Agnelo Fernandes married to Anjinha Fernandes alias Anginha Fernandes.

AND WHEREAS the SAID PLOT admeasuring an area 2165 sq.mts came to be enlisted in the Final List of Assets as Item No 7 in the said Inventory Proceedings bearing No 235/2016/E.

ANDWHEREAS the SAID PLOT came to be allotted vide Final Chart of Allotment to 1) Mr. Blasé Lino Fernandes, 2) Mrs. Antoneta Vijayakrishnan married to Mukarankad Balkrishnan Vijaykrishnan and 3) Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Ferandes alias Mr. Agnelo Felix Fernandes married to Anjinha Fernandes and confirmed vide Judgment and Decree dated 27/11/2019 passed by the Learned Civil Judge Junior Division at Mapusa in Inventory Proceedings bearing no 235/2016/E.

AND WHEREAS pursuant to the Inventory Proceedings bearing no 235/2016/E the Vendors have got their name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Siolim Village with respect to the SAID LARGER PROPERTY against Mutation Entry No. 72867.

ANDWHEREAS the Comunidade of Siolim has passed a Resolution bearing no COM-SIO-02-2020-21/02 to issue a No-Objection certificate for granting of an access of an area of 80.3

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square meters under survey no 362/5 of Village Siolim which land belongs to the Comunidade of Siolim.

AND WHEREAS pursuant to the Resolution bearing no COM-SIO-02-2020-21/02 the Comunidade of Siolim has issued a Certificate dated 25/11/2020 thereby granting a No Objection to use the Land of the Comunidade under survey no 362/5 of Village Siolim admeasuring an area of 80.3 square meters towards the along the western side of the property bearing survey no 362/5 of Village Siolim.

AND WHEREAS a No Objection Certificate dated 29/12/2020 under NOC/49(6)/1215/SIO/TCP/2020/4834 of the Goa Daman and Diu Town and Country Planning Act has been granted from the Office of the Senior Town Planner for the purpose of registration of the sale deed with respect to the SAID PLOT.



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

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

AND WHEREAS the VENDORS have represented to the PURCHASER that:

That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOT".

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

That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOT" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PLOT" and/or deal with it in any manner whatsoever.

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



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That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PLOT":

That neither the "SAID PLOT" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

That neither the "SAID PLOT" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

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

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

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

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

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

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PLOT" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOT" to the PURCHASER for a total price and/or consideration of

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Rs 110,00,000 (Rupees One Crore Ten Lakhs Only) which is its fair market value.

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

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

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of 110,00,000 (Rupees One Crore Ten Lakhs Only)which amount after deduction of TDS @ 0.75% equivalent to Rs. 82,500/- (Eighty Two Thousand Five Hundred Only) works out to Rs. 10,917,500/-) One Crore Nine Lakhs Seventeen Thousand Five Hundred Only), is paid by the PURCHASERS to the VENDORS in the manner more particularly stipulated in the Schedule IV hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PLOT which property is



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etc. available to the "SAID PLOT"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PLOT" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PLOT" hereby sold and conveyed in favour of the PURCHASER.

3. That the VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PLOT".
4. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PLOT" hereby sold to her as her own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.
5. That the VENDORS covenant with the PURCHASER as under:-
 - (a) that they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOT" unto the PURCHASER and placing her in

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possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

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

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

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

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

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



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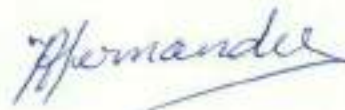
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[Signature]

6. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PLOT", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PLOT" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.
7. That the VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PLOT" and/or any part thereof. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc, in respect to the "SAID PLOT" hereby sold.
8. For the purpose of any future communication or correspondence, it shall be sufficient if the letters/notices are duly stamped and posted at the addresses first hereinabove mentioned.

OLALIAN ESTATE PVT LTD


Authorized Signatory















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

10. Price paid corresponds to the market value the SAID PLOT and accordingly stamp duty of **RS. 4,95,000 (Four Lakhs Ninety Five Thousand Only)** has been affixed herewith.

OLALIAN ESTATE PVT LTD

Authorized Signatory

Afermandu

[Signature]

[Signature]

[Signature]

[Signature]

Afermandu



SCHEDULE I

(DESCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT larger property known as "AFRAGMENT" alias "GUIDVEM situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 1795 at page 125 of B46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 admeasuring an area of 3375 square meters and under number 362 sub division 2 admeasuring an area of 17700 square meters of Village Siolim, Bardez-Goa.



OLALIAN ESTATE PVT LTD

[Signature]

Authorized Signatory

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

SCHEDULE II

(Description of the SAID PROPERTY)

ALL THAT Property out of the Said Larger Property which is more particularly described in Schedule I herein above known as "AFRAGMENT" alias "GUIDVEM situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 1795 at page 125 of B 46 and enrolled in the Taluka Revenue office of MatrizPredial under no 30 and surveyed under number 362 sub division 7 (part) and which totally admeasures an area of 3375 square meters of Village Siolim Bardez-Goa and is bounded as under



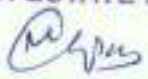
East: By a drain

West: By property bearing survey no 362/5 of Village Siolim

North: By property bearing survey no 362/6 of Village Siolim

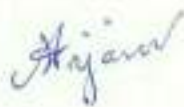
South: By property bearing survey no 362/8 of Village Siolim

OLALIAN ESTATE PVT LTD


Authorized Signatory













SCHEDULE III

(Description of the SAID PLOT sold)

ALL THAT distinct and independent portion admeasuring an area of 2165 square meters which forms a part of the Said Property which is more particularly described in Schedule II herein above known as "AFRAGMENT" alias "GUIDVEM" situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 1795 at page 125 of B46 and enrolled in the Taluka Revenue office of MatrizPredial under no 30 and surveyed under number 362 sub division 7 which totally admeasures an area of 3375 square meters and this Said Plot admeasuring an area of 2165 square meters is bounded as under



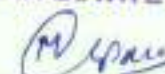
East: By a drain;

West: By the property bearing survey no. 362/5 of Village Siolim,

North: By property bearing survey no 362/6 of Village Siolim,

South: By property bearing survey no 362/8 of Village Siolim.

OLALIAN ESTATE PVT LTD


Authorized Signatory











SCHEDULE IV**(CONSIDERATION)****Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)**

Total Payable to Vendors	Rs. 1,10,00,000/-
Amount paid to the Vendors in following manner:	
Paid to Vendors No.1a	Rs.1,833,333.33/-
Less TDS @0.75	Rs.13,750/-
Net Payable	Rs. 1,819,583.33/-
Paid to Vendors No. 1b	Rs.1,833,333.33/-
Less TDS @0.75	Rs.13,750/-
Net Payable	Rs. 1,819,583.33/-
Paid to Vendors No. 2a	Rs.1,833,333.33/-
Less TDS @0.75	Rs.13,750/-
Net Payable	Rs. 1,819,583.33/-
Paid to Vendors No. 2b	Rs.1,833,333.33/-
Less TDS @0.75	Rs.13,750/-
Net Payable	Rs. 1,819,583.33/-
Paid to Vendors No. 3a	Rs.1,833,333.33/-
Less TDS @0.75	Rs.13,750/-
Net Payable	Rs. 1,819,583.33/-
Paid to Vendors No. 3b	Rs.1,833,333.33/-
Less TDS @0.75	Rs.13,750/-
Net Payable	Rs. 1,819,583.33/-

**OLALIAN ESTATE PVT LTD**

[Signature]
Authorized Signatory

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 9th day of March month and the year Two Thousand and Twenty One, first herein above mentioned.

OLALIAN ESTATE PVT LTD



Authorized Signatory



SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 1a
MR. AGNELO FERNANDES



Agnelo Fernandes



L.H.F.I.



1. _____



2. _____



3. _____



4. _____



5. _____

R. H.F.I.



1. _____



2. _____



3. _____



4. _____



5. _____

OLALIAN ESTATE PVT LTD

Olalians

Authorized Signatory

Fernandes

Agley
R. Fernandes

Agney Fernandes

Fernandes



SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 1b
MRS. ANJINHA FERNANDES



L.H.F.I.

R. H.F.I.



OLALIAN ESTATE PVT LTD

Authorized Signatory

Anjinha Fernandes

Fernandes

Fernandes

Fernandes

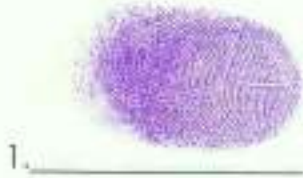
Fernandes

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 2a
MRS. ANTONETA VIJAYA KRISHNAN



L.H.F.I.

R. H.F.I.



OLALIAN ESTATE PVT LTD

M. Suresh

Authorized Signatory

Hernandez

Adler

Vijaya Krishna

P. Suresh

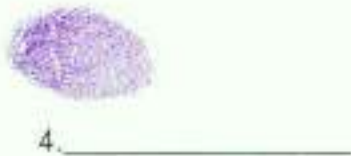
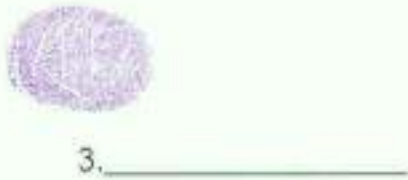
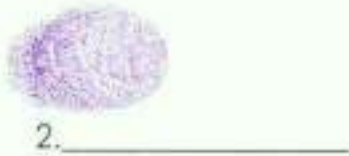
Hernandez

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 2b
MR. MUKARANKAD BALKRISHNA VIJAYKRISHNAN



L.H.F.I.

R. H.F.I.



OLALIAN ESTATE PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 3a
MR. BLASÉ LINO FERNANDES

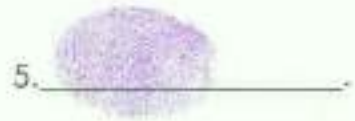
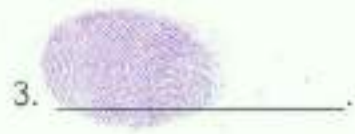


Blasé



R. H.F.I.

L.H.F.I.



OLALIAN ESTATE PVT LTD

M. G. G. G.
Authorized Signatory

Fernandes

G. G. G.

Blasé Lino

Blasé

Fernandes

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 3b
MRS. PHILOMENA FERNANDES



L.H.F.I.



OLALIAN ESTATE PVT LTD

[Signature]
Authorized Signatory

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
OLALIAN ESTATE PRIVATE LIMITED
REPRESENTED BY ITS
DIRECTOR MR. AKSHAY CHAUDHRY
THROUGH HIS POA HOLDER
MR. MILIND RAMAKANT PARAB



L.H.F.I.



1. _____



2. _____



3. _____



4. _____



5. _____

R.H.F.I.



1. _____



2. _____



3. _____



4. _____



5. _____

OLALIAN ESTATE PVT LTD

Milind
Authorized Signatory

Hernandez


Parab

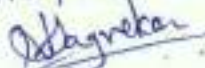
Milind *Chaudhry*

Parab

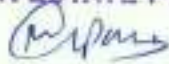
Hernandez

WITNESSES:

1. Name : Ramnath Naik
 Father's Name : Suryakant Naik
 Age : 26 years
 Residential Add. : Balbot Bastora Mapusa GOA
 Signature : 

2. Name : Shradha Kamat
 Father's Name : Late Duesh Nagvenkar
 Age : 29 years
 Residential Add. : A/102, Paznik Retreat, Dattawadi, Mapusa, Go.
 Signature : 

OLALIAN ESTATE PVT LTD

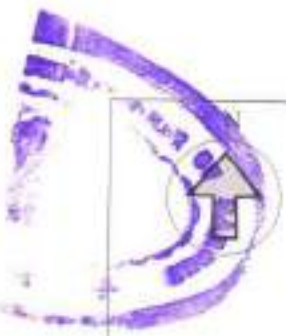


Authorized Signatory





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 362/5 & 7
Scale : 1:1000

Inward No: 4517

V. Kambli

Smt. Vinita V. Kambli
Asst. Survey & Settlement Officer
Panaji-Goa



Mitali Naik

Generated By : Mitali Naik (D'Man Gr. II)
On : 20-08-2020

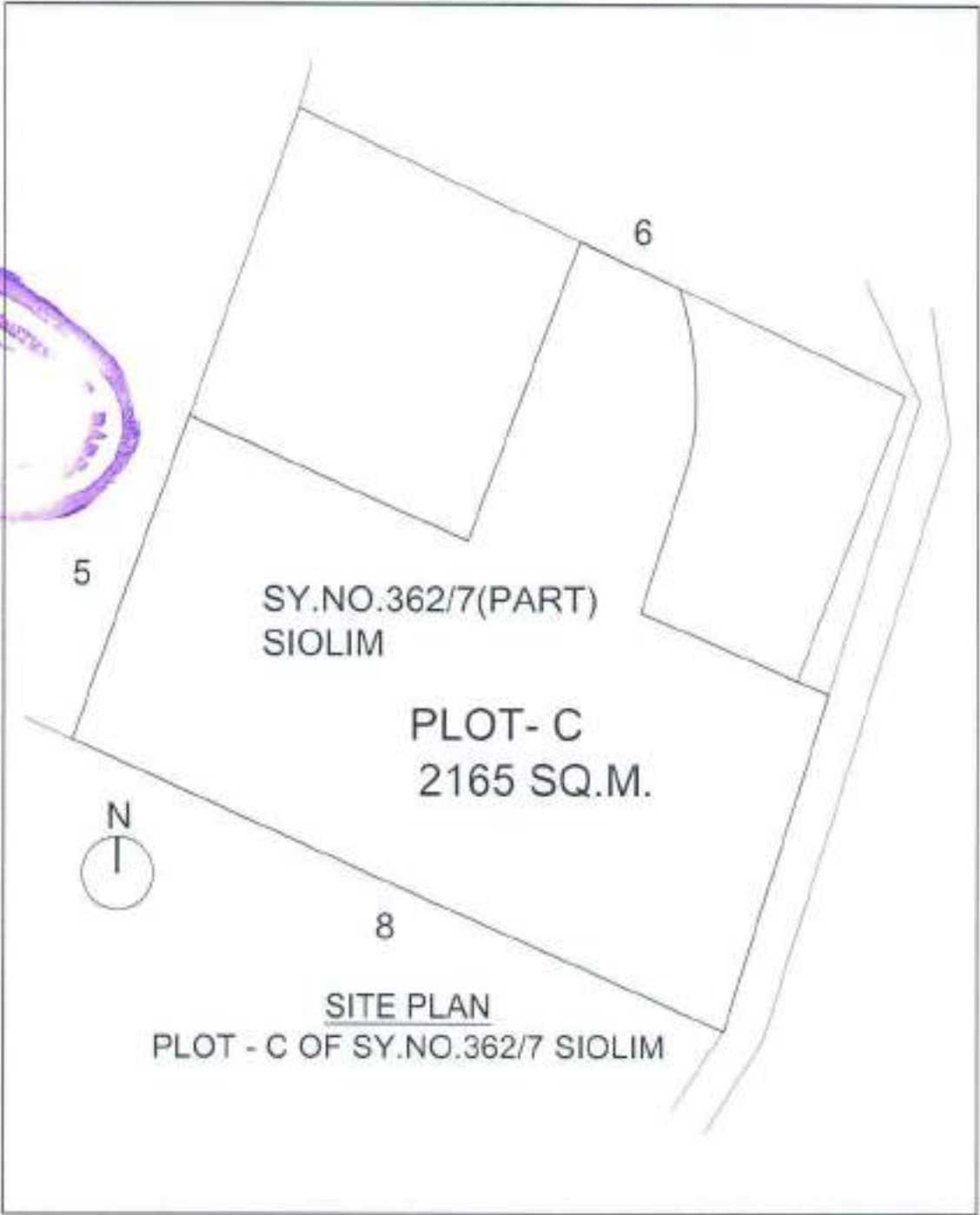
Dilip Tamoskar
20/08/2020

Compared By: Dilip Tamoskar (D'Man Gr. I)

OLALIAN ESTATE PVT LTD

Mitali Naik
Authorized Signatory

Hernandes
Hernandes
Hernandes



OLALIAN ESTATE PVT LTD

 Authorized Signatory

Hernandez
Hijant

Alfonso

Alfonso

Hernandez



Date : 25/02/2021

नमूना नं 1 व 14

Page 1 of 2

Taluka BARDEZ

Survey No. 362

तालुका

सर्वे नंबर

Village Siolim

Sub Div. No. 7

गांव

हिससा नंबर

Name of the Field Aframent

Tenure

क्षेत्राचे नांव

सत्ता प्रकार

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

Dry Crop खिरीपत	Garden बागायत	Rice ती	Khajan खाजव	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.33.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.33.75

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

Foot-Kharab पोट खराब			Grand Total
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.33.75

Remarks क्षेत्र

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कच्चेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks क्षेत्र
1	Beuto Jose Fernandes		2563	
2	Lucas Piedade Fernandes		25079	
3	Amelia Aviana Fernandes		25079	
4	Tony Paes alias Antonio F. T. Paes alias Antonio Felizardo Timoteo Paes		25079	
5	Tereza Fernandes e Paes		25079	
6	Bento Jose Felix Fernandes		25079	
7	Maria Orfelinda Fernandes		25079	
8	Agnelo Fernandes alias Agnelo Francis Felix Fernandes		72867	
9	Anjinha Fernandes		72867	
10	Blase Lino Fernandes		72867	
11	Philomena Fernandes		72867	
12	Antoneta Vijaykrishnan		72867	
13	Mukarankad Balkrishnan Vijaykrishnan		72867	



S.No.	Name of the Tenant कृषाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks क्षेत्र
1	Nil			



FORM I & XIV

Date : 25/02/2021

नमूना नं 1 व 14

Page 2 of 2

Taluka	BARDEZ	Survey No.	362
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	7
गाव		हिस्सा नंबर	
Name of the Field	Aframant	Tenure	
शेताचे नांव		मत्ता प्रकार	

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारक व्यक्ती-नाचे नांव व हक्क प्रकार	Mutation No. केरकार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापणील

Year वर्ष	Name of the Cultivator सावय करवा-वाचे नांव	Mode रीत	Season सीसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation: सापिक-अयोग्य		Source of irrigation पिकाचा सिंचणी	Remarks शेरा
					Ha./Ac./Sq. Mts. हे.अ.अ. चौ. मी.	Ha./Ac./Sq. Mts. हे.अ.अ. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha./Ac./Sq. Mts. हे.अ.अ. चौ. मी.		
	Nil									

End of Report

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





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Mar-2021 11:56:45 am

Document Serial Number :- 2021-BRZ-1070

Presented at 11:49:45 am on 09-Mar-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	495000
2	Registration Fee	385000
3	Mutation Fees	2500
4	Processing Fee	1260
Total		883760

Stamp Duty Required :495000/-






















Stamp Duty Paid : 495000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Milind Ramakant Parab POA Holder For Olalian Estate Private Limited , Father Name:Ramakant Naik, Age: 34, Marital Status: , Gender:Male, Occupation: Service, Address1 - H NO 110 2 Ganesh Colony Uccassaim Mapusa , Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Agnelo Fernandes Alias Agnelo F Fernandes Alias Agnelo Francis Felix Fernandes Alias Agnelo Felix Fernandes , Father Name:Joao Mariano Fernandes Alais John Mariano Fernandes Alais Joao Maria Fernandes, Age: 60, Marital Status: Married , Gender:Male, Occupation: Other, 288 3 Fernandes Vaddo Nrr OUR Lady Dolores Chapel Siolim North Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Anjinha Fernandes Alias Anjinha Ninette Fernandes Alias Anjinha Fernandes , Father Name:Irineu Dsouza, Age: 60, Marital Status: Married ,Gender:Female,Occupation: Other, 288 3, Fernandes Vaddo, Near Our Lady Dolores Chapel Siolim North Goa, PAN No.: [REDACTED]			
3	Antoneta Vijaya Krishnan Alias Antoneta Vijaykrishnan , Father Name:Joao Mariano Fernandes Alias John Mariano Fernandes Alias Joao Maria Fernandes, Age: 79, Marital Status: Married ,Gender:Female,Occupation: Other, 486 Posrem Bhat Taleigao Tiswadi Goa Panaji, PAN No.: [REDACTED]			
4	Mukarankad Balkrishnan Vijaykrishnan Alias Vijaykrishnan M B , Father Name:Tit Thiji Balkrishnan Vijaykrishnan, Age: 79, Marital Status: Married ,Gender:Male,Occupation: Other, 486 Posrem Bhat Taleigao Tiswadi Panai, PAN No.: [REDACTED]			
5	Blase Lino Fernandes , Father Name:Joao Mariano Fernandes Alias, Age: 72, Marital Status: Married ,Gender:Male,Occupation: Other, AG 1 Rich Builders Residence Cabeca Satnta Cruz Tiswadi Goa, PAN No.: [REDACTED]			
6	Philomena Fernandes , Father Name:Patrick Dick, Age: 71, Marital Status: Married ,Gender:Female,Occupation: Other, AG 1 Rich Builders Residence Cabeca Santa Cruz Tiswadi Goa, PAN No.: [REDACTED]			
7	Milind Ramakant Parab POA Holder For Olalian Estate Private Limited , Father Name:Ramakant Naik, Age: 34, Marital Status: ,Gender:Male,Occupation: Service, H NO 110 2 Ganesh Colony Uccassaim Mapusa , PAN No.: [REDACTED] , as Power Of Attorney Holder for Akshay Chaudhry Director Of Olalian Estate Private Limited			
8	Milind Ramakant Parab POA Holder For Olalian Estate Private Limited , Father Name:Ramakant Naik, Age: 34, Marital Status: ,Gender:Male,Occupation: Service, H NO 110 2 Ganesh Colony Uccassaim Mapusa , PAN No.: [REDACTED] , as Power Of Attorney Holder for Olalian Estate Private Limited Represented By Director Akshay Chaudhry			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramnath Naik, Age: 26, DOB: , Mobile: 9049019566 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, Bastora, Bardez, NorthGoa, Goa			
2	Name: Shraddha Nikhil Kamat, Age: 29, DOB: , Mobile: 8669610536 , Email: , Occupation: Service , Marital status : Married , Address: 403507, A 102 , A 102 , Parrikar Retreat, Mapusa, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-1070



Document Serial No:-2021-BRZ-1070

Book :- 1 Document
Registration Number :- **BRZ-1-1028-2021**
Date : 09-Mar-2021



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

SUB-REGISTRAR
BARDEZ



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 09-Mar-2021 11:57:31

Date of Receipt: 09-Mar-2021

Receipt No : 2020-21/9/3450

Serial No. of the Document : 2021-BRZ-1070

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

Received the following amounts from **Milind Ramakant Parab POA Holder For Olalian Estate Private Limited** for Registration of above Document in Book-1 for the year 2021

Registration Fee	385000	E-Challan	• Challan Number : 202100201216 • CIN Number : CPAARGVGC6	385000
Processing Fee	1260	E-Challan	• Challan Number : 202100201216 • CIN Number : CPAARGVGC6	2000
Total Paid	387000 (Rupees Three Lakh Eighty Seven Thousands 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 :

Ramnath Naik

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 **09-Mar-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar