

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 03-Sep-2024 16:55:04

Date of Receipt: 03-Sep-2024

Receipt No : 2024-25/4/2601

Serial No. of the Document : 2024-PNJ-2775

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

Received the following amounts from **RYAN ALEXANDRE PINTO SEMELHAGO ALIAS RYAN SEMELHAGO Power Of Attorney Of ENDOVELICUS DEVELOPER** for Registration of above Document in Book-1 for the year 2024

Registration Fee	5100000	E-Challan(Online fee)	<ul style="list-style-type: none">Challan Number : 202400642622CIN Number : CPAEDWCUY3	5100000
Processing Fee	10000	Payment to ITG	<ul style="list-style-type: none">Bank Reference No. : pay_OrTjkVisnjtQDONGDRS Transaction No. : 85f525aa068a19093e59	10000
Total Paid	5110000 (Rupees Fifty One Lakhs Ten 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 :

SAGAR ANIGALAKURTHI

Sagar

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 **03-Sep-2024**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

Phone No:
Sold To/Issued To:
ENDOVELICUS DEVELOPE
For Whom/ID Proof:
PAN



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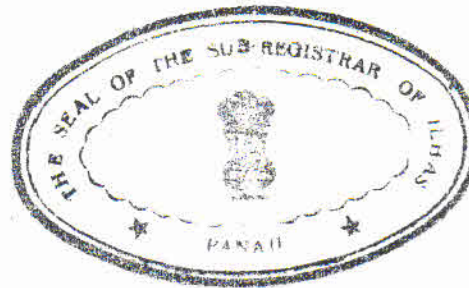
₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

3815237 1724166325942-00021808 Other
3815237 35/02/01/2021-RDI

For CITIZEN CREDITTM
CO-OP. BANK LTD.

(Signature)
Authorised Signatory

Name of Purchaser ENDOVELICUS DEVELOPER



Sr No. 2024-PNJ-2775
dt 3/9/2024
P.R. No. 48397

DEED OF SALE

Elsa Martins

Endovelicus Developer

(Signature)

Authorised Signatory

Wilson Martins

Vilma D'Souza

(Signature)

Evelyn Martins

Peter B. ...

(Signature)

Phone No:
Sold To/Issued To:
ENDOVELICUS DEVELOPE
For Whom/ID Proof:
PAN



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₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

38152371724166341463-00021809 Other
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Renanda
Authorised Signatory

Name of Purchaser ENDOVELICUS DEVELOPER



DEED OF SALE

Elsa Martins

Wilson Martins

Evelyn Martins

Endovellicus Developer

Vilma D'Souza

Peter B. Gray

[Signature]
Authorised Signatory

[Signature]

[Signature]

Phone No:
Sold To/Issued To:
ENDOVELICUS DEVELOPE
For Whom/ID Proof:
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₹ 2000000/-
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Other
3815237 1724166367075-00021810
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Penando
Authorised Signatory

Name of Purchaser ENDOVELICUS DEVELOPER



DEED OF SALE

Elsa Martins Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

Peter Bragança

[Signature]
Authorised Signatory

[Signature]

[Signature]

Phone No:
Sold To/Issued To:
ENDOVELICUS DEVELOPE
For Whom/ID Proof:
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भारत INDIA
INDIA NON JUDICIAL
CITIZENCREDIT
CO-OP. BANK LTD
Ras De Outem
Panaji-Goa - 403001
GOA
गोवा
सत्यमेव जयते
भारतीय गैर न्यायिक



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₹ 2000000/-
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Other
38152371724166374916-00021811
3815237 35/02/01/2021-RDI

For CITIZENCREDITTM
CO-OP. BANK LTD.

Penander
Authorised Signatory

Name of Purchaser ENDOVELICUS DEVELOPER



DEED OF SALE

Elsa Martins
Endovelicus Developer
LM
Authorised Signatory

Wilson Martins
Vilma D'Souza
[Signature]

Evelyn Martins
Peter Bragança
[Signature]

Phone No:
Sold To/Issued To:
ENDOVELICUS DEVELOPE
For Whom/ID Proof:
PAN



₹ 2000000/-
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Other
38152371724166401229-00021812
3815237 35/02/01/2021-RD1

For CITIZEN CREDIT
CO-OP. BANK LTD.

Ramandes
Authorised Signatory

Name of Purchaser ENDOVELICUS DEVELOPER



DEED OF SALE

Elsa Martins

Endovelicus Developer

[Signature]
Authorised Signatory

Wilson Martins

Vilma D'Souza

[Signature]

Evelyn Martins

[Signature]

[Signature]

Phone No:
Sold To/Issued To:
ENDOVELICUS DEVELOPE
For Whom/ID Proof:
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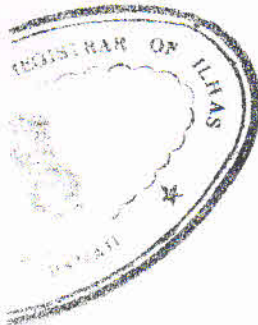
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Other
38152371724166420170-00021813
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.

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Authorised Signatory

Name of Purchaser ENDOVELICUS DEVELOPER



DEED OF SALE

Elsa Martins

Wilson Martins

Euehyn Martins

Endovellicus Developer

Vilma D'Souza

Peter Bragg

[Signature]
Authorised Signatory

[Signature]

[Signature]

This **DEED OF SALE** is made at Panaji, Tiswadi, Goa, on this 20th day of the month of August of the year Two Thousand and Twenty-Four (20/08/2024).

BETWEEN

MRS. MARIA ELSA AFONSO MARTINS, daughter of Late Alberto Afonso and wife of Late Olavo Martins, aged 79 ✓ years, widow, landlady, Indian National, holding PAN:

}, Aadhaar Card bearing No. }, and

Phone No. , resident of House No. 400,

Ward 14, Caranzalem, Tiswadi, North-Goa, Goa-403002,

hereinafter referred to as '**VENDOR**' (which expression shall

unless repugnant to the context or meaning thereof be

deemed to include its successors, legal representatives,

executors, administrators and assigns) of the **FIRST PART**.

AND

ENDOVELICUS DEVELOPER, a partnership firm, ✓

registered under the Partnership Act, 1932, having PAN:

Elsa Martins

Wilson Martins

Endovelicus Developer

Vilma D'Souza

Authorized Signatory

[Signature]

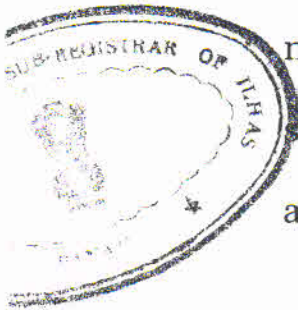
Evelyn Martins

[Signature]

[Signature]

, having its registered office at Apartment No. 210, Second Floor, Vianaar El Arbol, Nerul, Bardez, Goa, 403114 represented by its authorised Power of Attorney **Mr. Ryan Alexandre Pinto Semelhago** alias **Ryan Semelhago**, son of late Jose Alexandre Semelhago, aged 50 years, married, business, holder of Aadhaar Card bearing No.

and PAN: . , resident of A1, Villa Alto Monte, Nagali Hills Colony, Donapaula, Tiswadi, North-Goa, Goa, 403004, hereinafter referred to as '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, administrators, executors and/or assigns) of the **SECOND PART**;



AND

(1) **MRS. MORGADINHA EDNA LOURDES RODRIGUES MARTINS**, daughter of Late Oscar Martins, aged 70 years, single, domestic, Portuguese

Elsa Martins

Wilson Martins

Endovelicus Developer

AM

Authorised Signatory

Vilma D'Souza

[Signature]

Euehyn Martins

Pitabriga

Infe mezes

National of Indian Origin, holder of Passport bearing No.

CB939351, PAN: , and Phone No. +351- ✓

, residing at Mina de Sao Domingos,

Corte do Pinto, Mertola, Portugal;

(2) **MR. ANTONIO DANIEL LOURDES RODRIGUES** ✓

MARTINS, son of Late Oscar Martins, aged 69 years,

married service, Portuguese National of Indian Origin,

holder of Passport bearing No. , PAN:

and Phone No. - , residing

at Rua Bernardim Rebeiro, No. 4, Segundo A, 2675-229,

Odivelas, Portugal;



(3) **MRS. ARLETE MARIA LOURDES RODRIGUES** ✓

MARTINS LAMPREIA alias **MRS. ARLETE**

MARIA LURDES RODRIGUES MARTINS

LAMPREIA, daughter of Late Oscar Martins, aged 68

years, married, housewife, Portuguese National of Indian

Origin, holder of Passport bearing No. , PAN:

Elsa Martins

Wilson Martins

Fuelyn Martins

Endovelleus Developer

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Authorised Signatory

Vilma D'Souza

[Signature]

Peter Bragg

Life mezes

and Phone No.

, residing

at Almeida Cidade bona, No. 24, R/C Esq. 2735/449,
Aqualva, Cacem, Portugal;

(4) **MRS. VILMA MARIA LOURDES AFONSO** ✓

MARTINS D'SOUZA, daughter of Late Olavo Martins,
aged 58 years, service, married, Indian National, holder
of Aadhaar Card No. , PAN:

and Phone No. , residing

at House No. 400, Ward 14, Caranzalem, Goa, 403002;
and her husband,



(5) **MR. AUGUSTUS PAUL D'SOUZA**, son of Joseph ✓

Cajetan D'Souza, aged 62 years, service, Indian National,
holder of Aadhaar Card No. PAN:

and Phone No. , residing

at House No. 271/1, Arradi, Parra, Bardez, Goa, 403510;

Elsa Martins

Wilson Martins

Evelyn Martins

Vilma D'Souza

Inezes

Endovelicus Developer

Authorised Signatory

(6) **MR. WILSON LOURDES AFONSO MARTINS** ✓

alias **MR. WILSON LOURDES MARTINS**, son of
Late Olavo Martins, aged 56 years, married, service,
Indian National, holder of Aadhaar Card No.

, PAN: , and Phone No.

; and his wife,

(7) **MRS. EVELYN ANTONETTE MARTINS**, daughter ✓

of Frederic Dominic D'Souza, aged 47 years, housewife,
Indian National, holder of Aadhaar Card No.

, PAN: , and Phone No.

both residing at E-2A-S1, Martins

Enclave, Caranzalem, Tiswadi, North-Goa, Goa;

(8) **MR. HAMISH LOURDES MARTINS** alias **MR.** ✓

HAMISH MARTINS, son of Late Olavo Martins, aged
41 years, married, service, Indian National, holder of
Aadhaar Card No. , PAN:



Elsa Martins

Wilson Martins

Endovelicus Developer

Authorised Signatory

Vilma D'Souza

Evelyn Martins

, and Phone No.

; and

his wife,

(9) MRS. MARIA PRIYANKA FERNANDES ✓

BARRETO MARTINS alias MRS. MARIA

PRIYANKA FERNANDES BARRETO alias

PRIYANKA BARRETO, daughter of Antonio Maria

Olegario Francisco Fernandes Barreto alias A.M.F.O.F.

Barreto, aged 37 years, housewife, Indian National,

holder of Aadhaar Card No. , PAN:

, and Phone No. , both

residents of House No. 400, Ward 14, Caranzalem,

Tiswadi, North-Goa, Goa, 403002, presently residing at

Welworth Paradise, B-204, Pancard Club Road, Baner,

Pune, 411045;



Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Authorised Signatory

Vilma D'Souza

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(10) **DR. IVOR MARIA FERREIRA**, son of Late Mrs.

Zina Martins Ferreira alias Mrs. Zina Martins alias Mrs.

Zina Ferreira alias Mrs. Phima Ferreira nee Martins

alias Mrs. Zina Ferreira nee Martins and Late Innocent

Xavier Ferreira alias Innocent Xavier Caetano Ferreira

alias Innocent Ferreira, aged 74 years, service, married,

British National of Indian origin, PAN:

Person of Indian Origin card No. P0206163, UK

Passport No. , and Phone No. +91-

, residing at 7 Semaphore, 30 Stoke Road,

Cobham, Surrey, KT11 3BF, UK;



(11) **MR. IAN JOSEPH FERREIRA**, son of Mr. Ivor

Maria Ferreira, aged 42 years, lawyer, married in the

U.K., British National of Indian origin, Person of Indian

Origin Card No. and U.K. Passport No.

PAN: , and Phone No. +91-

Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

Infenmez

Authorised Signatory

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, residing at 28 Sandown Road, Esher,
Surrey, KT10 9TU, U.K.;

- (12) **MRS. ZELMA MARIA BRAGANZA** alias **ZELMA MARIA BRAGANZA nee FERREIRA**, daughter of Late Mrs. Zina Martins Ferreira alias Zina Martins alias Mrs. Zina Ferreira alias Mrs. Phima Ferreira nee Martins alias Mrs. Zina Ferreira nee Martins and Late Innocent Xavier Ferreira alias Innocent Xavier Caetano Ferreira alias Innocent Ferreira, aged 70 years, service, married, British National of Indian origin, PAN: _____, Person of Indian Origin card No. _____, U.K. Passport bearing No. _____, and Phone No. _____; and her husband,



- (13) **MR. MARIO PETER BRAGANZA**, son of Late Pius Braganza, aged 73 years, service, British National of Indian origin, PAN: _____, Person of Indian Origin card No. _____, UK Passport No. _____,

Elsa Martins

Endovelicus Developer

Authorised Signatory

Wilson Martins

Vilma D'Souza

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Evelyn Martins

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and Phone No. _____, both residing at 37
Tormead Road, Guildford, Surrey, UK, GU1 2JB;

- (14) **MRS. FATIMA MARTINS MENEZES** alias
FATIMA MARTINS, daughter of Late Mr. Arthur
Guilherme Joao Lourdes Martins alias Artur Guilherme
Joao Lourdes Martins alias Artur Lourdes Martins alias
Artur, widow of Late Mr. Francisco Antonio Victor
Prudente de Menezes, aged 87 years housewife,
Portuguese National of Indian Origin, holder of
Portugal Passport bearing No. _____ and PAN:

Overseas Citizen of India Card No.

and Phone No. _____, residing at
Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca,
Panaji, Goa;



- (15) **MRS. NINETTE MARIA CONCEISAO MARTINS
DE MENEZES E GOMES** alias **NINETTE MARIA
C. GOMES** alias **NINETE MARIA CONCEICAO**

Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Authorised Signatory

Vilma D'Souza

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MARTINS DE MENEZESE GOMES, daughter of
Mrs. Fatima Martins Menezes *alias* Mrs. Fatima
Martins and Late Francisco Antonio Victor Prudente de
Menezes *alias* Francisco Prudente Antonio Menezes
alias Francisco Antonio Menezes, aged 61 years, service,
married, Canadian National of Indian origin, holder of
PAN: , Overseas Citizen of India Card No.
, Canadian Passport No. }, and
Phone No. , residing at House No.
5347, Thornwood Drive, Mississauga Ontario, L4Z-3G6,
Canada;



(16) **MRS. MARIA DOS ANJOS V. M. DE MENEZES**
GOMES *alias* **MARIA DOS ANJOS GOMES** *alias*
MARIA DOS ANJOS VILHENA MARTINS DE
MENEZES GOMES, daughter of Mrs. Fatima Martins
Menezes *alias* Mrs. Fatima Martins and Late Francisco
Antonio Victor Prudente de Menezes *alias* Francisco
Prudente Antonio Menezes *alias* Francisco Antonio

Elsa Martins

Endovelicus Developer

Authorized Signatory

Wilson Martins

Vilma D'Souza

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Evelyn Martins

[Signature]

[Signature]

Menezes, aged 61 years, service, married, British
National of Indian origin, PAN: _____, Overseas
Citizen of India card No. _____ UK Passport No.
_____, and Phone No. _____, residing
at 11 Homesteads Road, Kempshott Basingstoke, Hants,
_____;

(17) **MRS. IVONE MARIA COLACO** alias **IVONE
MARIA IDA MARTINS DE MENEZES COLACO**,
daughter of Mrs. Fatima Martins Menezes *alias* Fatima
Martins and Late Francisco Antonio Victor Prudente de
Menezes *alias* Francisco Prudente Antonio Menezes
alias Francisco Antonio Menezes *alias* Francisco
Prudente Menezes, aged 57 years, service, married,
American National of Indian Origin, PAN:
_____, Overseas Citizen of India Card No.
_____, USA Passport No. _____, and Phone No.
_____, residing at 13 Moses Wheelock
Lane, Westborough, M.A. 01581, U.S.A;



Elva Martins
Endovelicus Developer

Authorised Signatory

Wilson Martins
Vilma D'Souza

Authorised Signatory

Evelyn Martins
Lefenezes

Authorised Signatory

(18) **MR. ANTONIO MARTINS**, son of Late Mr. Arthur
Guilherme Joao Lourdes Martins alias Artur Guilherme
Joao Lourdes Martins alias Artur Lourdes Martins alias
Artur, aged 85 years, widower, service, Portuguese
National of Indian origin, holder PAN: _____,
Overseas Citizen of India card No. _____,
Portuguese Passport bearing No. _____, and
Phone No. _____, residing at Narvaez Street
number 7, 2 center right B, Madrid, 28009, Spain;



(19) **MS. JUDITH FATIMA MARTINS MUNOZ**,
daughter of Mr. Antonio Martins, aged 46 years,
unmarried, service, Spanish National of Indian origin,
holder PAN card No. _____, Overseas Citizen
of India card No. _____ and Spanish Passport
bearing No. _____ and Phone No. +91-

Elsa Martins

Wilson Martins

Evelyn Martins

Endorelicus Developer

Authorized Signatory

Vilma D'Souza

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(), residing at Lope de Rueda Street 18, 2D,
Madrid, 28009, Spain;

(20) **MS. LARA LOURDES MARTINS MUNOZ** alias

LARA L. MARTINS MUNOZ, daughter of Mr.
Antonio Martins, aged 48 years, married, service,
Spanish National of Indian origin, holder PAN:

Overseas Citizen of India card No.

, Spanish Passport bearing No.),

and Phone No. , residing at Jorge Juan

Street n 88, 3 Center right, Madrid, 28009, Spain,

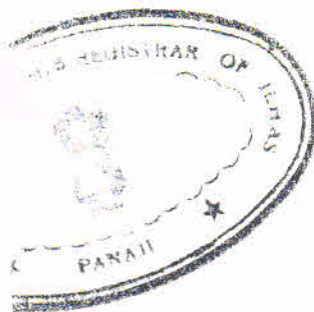
hereinafter referred to as '**CONFIRMING PARTIES**'

(which expression shall unless repugnant to the context

or meaning thereof be deemed to include its successors,

legal representatives, executors, administrators, and

assigns) of the **THIRD PART**;



Elsa Martins

Wilson Martins

Evelyn Martins

Endovellicus Developer

Authorised Signatory

Vilma D'Souza

Infamez

Pete Bragg

AND

(21) **MRS. CELIZA DO CEU DA CRUZ MAGALHAES**

MARTINS alias **MRS. CELISA DO CEU DA CRUZ MAGALHAES MARTINS**, daughter of Jose Manuel Magalhães, aged 75 years, married, service, Portuguese National, residing at Rua Bernardim Rebeiro, No. 4, Segundo A, Odivelas, Portugal;



(22) **MR. FRANCISCO JOSE GUERREIRO**

LAMPREIA, son of Mr. João Matias Lampreia, aged 67 years, retired, married, Portuguese National, residing at Almeida Cidade bona, No. 24, R/C Esq. Agualva, Cacem, Portugal;

(23) **MRS. ANITA FERREIRA** alias **ANITA FERREIRA**

nee MOHINDRA, daughter of Muni Lal Mohindra, aged 68 years, service, married in the UK, British

Elsa Martins

Wilson Martins

Evelyn Martins

Endovellicus Developer

Vilma D'Souza

Peterson

Authorised Signatory

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National, holder of UK Passport bearing No.
residing at 7 Semaphore, 30 Stoke Road, Cobham,
Surrey, KT11 3BF, U.K.;

(24) **MR. JOSEPH FRANCIS GOMES**, son of Mr.

Pedro Nolasco Xavier Gomes alias Xavier Pedro N.

Gomes, aged 61 years, service, Canadian National of

Indian origin, holder of Canadian Passport No.

, PAN: , Overseas Citizen of

India Card No. , and Phone No. +91-

, residing at House No. 5347, Thornwood

Drive, Mississauga Ontario, L4Z-3G6, Canada;

(25) **MR. SENNEN LAURO PERPETUA GOMES** alias

SENNEN LAURO GOMES alias **SENNEN LAURO**

PERPETUO GOMES, son of Late Livio Cyrillo Gomes

alias Livio Cyrillo Perpetua Gomes, aged 67 years,



Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza


Authorised Signatory






service, British National of Indian Origin, having PAN:

, Overseas Citizen of India Card No.

, U.K Passport No. , and Phone No.

5, residing at 11 Homesteads Road,
Kempshott Basingstoke, Hants, RG22 5LQ, United
Kingdom;

(26) **MR. EDWIN ISIDORIO FREMIOT COLACO**

alias **EDWIN ISIDORIO COLACO**, son of Mr.

Santana Antonio Ligorio Colaco alias Santana Antonio

Colaco, aged 58 years, service, married, American

National, holder of U.S.A. Passport No. and

PAN: , Overseas Citizen of India Card No.

and Phone No. , residing at

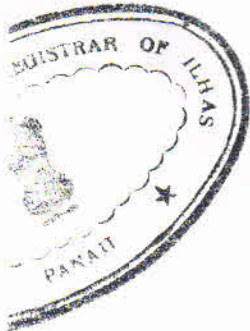
13 Moses Wheelock Lane, Westborough, MA, 01581,

U.S.A., hereinafter referred to as '**CONFIRMING**

PARTIES WITHOUT RECEIVING

COMPENSATION' (which expression shall unless

repugnant to the context or meaning thereof be deemed



Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

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Authorised Signatory

[Signature]

[Signature]

to include its successors, legal representatives, executors, administrators and assigns, who have consented not to receive the compensation for the above Sales) of the **FOURTH PART**.

The Purchaser herein is represented by its authorised attorney Mr. Ryan Alexandre Pinto Semelhago alias Mr. Ryan Semelhago, son of Late Jose Alexandre Semelhago, aged 50 years, Indian National, holder of Aadhaar Card No.

and PAN: , resident of Villa A1,

Alto Monte, Nagali Hills Colony Dona Paula, Goa 403004, vide Power of Attorney dated 12-04-2024 under registration No. 5854 duly registered before the Notary Public Adv. J. S. Rebello, at Panaji, Goa.



The Confirming Party No. 1, Ms. Morgadinha Edna Lourdes Rodrigues Martins is hereby represented by her aunt, Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins, vide Power of Attorney dated

Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

Peter B. B.

Authorised Signatory

[Signature]

[Signature]

17/07/2024 under Registration No. _____ registered
by Dr. Maria Neves Garcez, Dantas Rodrigues & Associados,
Lisbon and Apostille by the Procuradoria-Geral Regional do
Porto/Regional Attorney General of Portugal under No.
_____ dated 26/07/2024, and Certified by the
Additional Collector of North-Goa District, Panaji under
receipt No. 2895 dated 02/08/2024;



The Confirming Party No. 2, Mr. Antonio Daniel Lourdes
Rodrigues Martins and Confirming Party No. 21, Celiza Do
Ceu Da Cruz Magalhaes Martins alias Celisa Do Ceu Da Cruz
Magalhaes Martins, are hereby represented by their aunt,
Confirming Party No. 14, Mrs. Fatima Martins Menezes
alias Fatima Martins, vide Power of Attorney dated
23/07/2024 under Registration No. _____ registered
by Dr. Maria Neves Garcez, Dantas Rodrigues & Associados,
Lisbon and Apostille by the Procuradoria-Geral Regional do
Porto/Regional Attorney General of Portugal under No.
_____ dated 26/07/2024, and Certified by the

Elsa Martins Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

Petabagno

Authorized Signatory

[Signature]

[Signature]

Additional Collector of North-Goa District, Panaji, under receipt No. 2896 dated 02/08/2024;

The Confirming Party No. 3, Mrs. Arlete Maria Lourdes Rodrigues Martins Lampreia alias Arlete Maria Lurdes Rodrigues Martins Lampreia, and Confirming Party No. 22 Francisco Jose Guerreiro Lampreia, are hereby represented by their aunt, Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins, vide Power of Attorney dated 23/07/2024 under Registration No. _____ registered by Dr. Maria Neves Garcez, Dantas Rodrigues & Associados, Lisbon and Apostille by the Procuradoria-Geral Regional do Porto/Regional Attorney General of Portugal under No. 11500-2024 dated 26/07/2024, and Certified by the Additional Collector of North-Goa District, Panaji, under receipt No. 2897 dated 02/08/2024;



The Confirming Parties No. 8, Mr. Hamish Lourdes Martins alias Mr. Hamish Martins and Confirming Party No. 9, Mrs.

Elza Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza


Authorised Signatory





Maria Priyanka Fernandes Barreto Martins alias Mrs. Maria Priyanka Fernandes Barreto alias Priyanka Barreto alias Maria Priyanka Antonio Fernandes Barreto are hereby represented by their mother and mother-in-law, the Vendor Mrs. Maria Elsa Afonso Martins, vide Power of Attorney dated 19/08/2017 under Registration No. before the Public Notary Kamlesh D. Sadaphal, at Pune, Maharashtra;



The Confirming Party No. 10, Mr. Ivor Maria Ferreira alias Ivor Ferreira, and Confirming Party No. 23 Anita Ferreira alias Anita Ferreira nee Mohindra, are hereby represented by their brother and brother-in-law, Confirming Party No. 13, Mr. Mario Peter Braganza, vide Power of Attorney dated 22/06/2016 under Registration No. dated 29/06/2016 before the High Commission of India, London, certified by the Additional Collector - I of North-Goa, Panaji, under receipt No. 5199 dated 03/08/2016;

Elsa Martins

Wilson Martins

Evelyn Martins

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Vilma D'Souza

Peter Braganza

Authorised Signatory

Infermezes

The Confirming Party No. 11, Mr. Ian Joseph Ferreira alias Ian Ferreira is hereby represented by his uncle, the Confirming Party No. 13, Mr. Mario Peter Braganza, vide Power of Attorney dated 06/09/2013 under Registration No. dated 30/09/2013 before the High Commission of India, London, certified by the Additional Collector – I of North-Goa, Panaji, under receipt No. 11660 dated 09/12/2013;



The Confirming Party No. 12, Mrs. Zelma Maria Braganza alias Zelma Maria Ferreira alias Zelma Maria Braganza nee Ferreira is hereby represented by her husband, the Confirming Party No. 13, Mr. Mario Peter Braganza, vide Power of Attorney dated 01/03/2016 under Registration No. GBRLCo131516 dated 02/03/2016 before the High Commission of India, London, certified by the Additional Collector - I of North-Goa, Panaji, under receipt No. 2101 dated 10/03/2016;

Elsa Martins

Wilson Martins

Evelyn Martins

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Vilma D'Souza

Peter Braganza

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The Confirming Party No. 15, Mrs. Ninette Maria Conceisao Martins De Menezes E Gomes alias Ninette Maria C. Gomes alias Ninete Maria Conceicao Martins De Menezes E Gomes alias Ninete Maria Conceicao Martins De Menezese Gomes, and Confirming Party No. 24, Mr. Joseph Francis Gomes alias Joseph Gomes, are hereby represented by their mother and mother-in-law, the Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins, vide Power of Attorney dated 18/07/2001 under Registration No. 28832 dated 18/07/2001 before the Notary Public, Adv. Shridhar Tamba, at Panaji;



The Confirming Party No. 16, Mrs. Maria Dos Anjos V. M. De Menezes Gomes alias Maria Dos Anjos Vilhena Martins De Menezes E Gomes alias Maria Dos Anjos Gomes Alias Maria Dos Anjos Vilhena Martins De Menezes Gomes, and Confirming Party No. 25, Mr. Sennen Lauro Perpetua Gomes alias Sennen Lauro Gomes alias Sennen Lauro Perpetuo Gomes alias Sennen Laura Perpetuo Gomes, are hereby

Elsa Martins

Wilson Martins

Evelyn Martins

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Vilma D'Souza

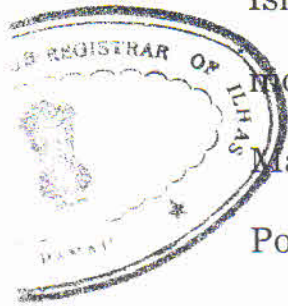






represented by their mother and mother-in-law, the Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins, vide Power of Attorney dated 23/01/1990 under Registration No. 359 before the Notary Public, Adv. Fernando Colaco, at Panaji;

The Confirming Party No. 17, Mrs. Ivone Maria Colaco alias Ivone Maria Ida Martins De Menezes e Colaco alias Ivone Maria Ida Martins De Menezes Colaco and Confirming Party No. 26, Mr. Edwin Isidorio Fremiot Colaco alias Edwin Isidorio Colaco, are hereby represented by mother and mother-in-law, the Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins an authorised, vide Power of Attorney dated 29/04/2000, before the Notary Public Edgar Furtado, Massachusetts, U.S.A., and Certified by the Additional Collector of North-Goa, Panaji under receipt No. 24/1691 dated 10/05/2000;



Elsa Martins

Wilson Martins

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Vilma D'Souza

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Authorised Signatory

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Fatima Menezes

The Confirming Party No. 18, Mr. Antonio Martins is hereby represented by sister, the Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins, vide Power of Attorney dated 22/08/2018 signed before the Consular Officer of the Embassy of India, Madrid under Registration No. Co204118/1606 and Certified by the Additional Collector of North-Goa, Panaji under receipt No. 4949 dated 05/09/2018.



The Confirming Party No. 19, Ms. Judith Fatima Martins Munoz and Confirming Party No. 20, Lara Lourdes Martins Munoz alias Lara L. Martins Munoz, are hereby represented by aunt, the Confirming Party No. 14, Mrs. Fatima Martins Menezes alias Fatima Martins, vide Power of Attorney dated 18/8/2023 signed before the Consular Officer of the Embassy of India, Madrid under Registration No. Co381723/3302 and Certified by the Additional Collector of North-Goa, Panaji under receipt No. 1025 dated 12/03/2024.

Elsa Martins

Wilson Martins

Evelyn Martins

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Vilma D'Souza

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Fatima Menezes

WHEREAS there exist all that distinct landed property known as **MULATINIM**, admeasuring a total area of 5,537 square meters, which was described in the Land Registration Office of **Ilhas** under registration No. 7001 at page 187 of Book B-18 new and found enrolled in the Taluka Revenue Office under **Matriz** No. 499, which presently is surveyed under Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City, admeasuring an area of 2698, 119, 119 and 2601 square meters, respectively, which was surveyed under then Cadastral No. 459, situated in the village of Caranzalem, within the Municipal Limits of Corporation of City of Panaji, Taluka and Registration Sub-District of Tiswadi, District of North-Goa, State of Goa, hereinafter referred to as the '**Said Property**', and marked in Red Colour Boundary line and is more particularly described in **SCHEDULE - I** hereunder written.



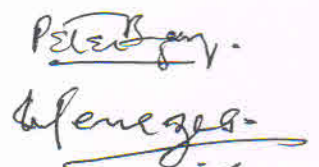
Elsa Martins
Endovelicus Developer


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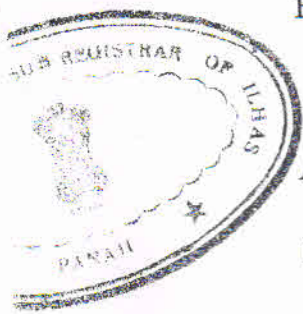
Wilson Martins
Vilma D'Souza



Evelyn Martins



AND WHEREAS the **Said Property** originally belonged and possessed by to Jose Maria Martins of Taliegao, upon his death Inventory Proceedings came to be filed, wherein the Said Property came to be allotted to his son Artur Guilherme Joao Lourdes Martins alias Arthur Guilherme Joao Lourdes Martins alias Artur Lourdes Martins alias Artur and the same is found inscribed in his name under Inscription No. 14911 at Folio No. 90 of Book F-23;



AND WHEREAS the said Artur Guilherme Joao Lourdes Martins alias Arthur Guilherme Joao Lourdes Martins alias Artur Lourdes Martins alias Artur was married to Ermelinda Conceicao Natividade Dias e Martins under the Regime of Communion of Assets;

AND WHEREAS both Artur Guilherme Joao Lourdes Martins alias Arthur Guilherme Joao Lourdes Martins alias Artur Lourdes Martins alias Artur and Ermelinda Conceicao

Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

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Infenezes

Natividade Dias e Martins expired on 06/05/1975 and 13/08/1983, leaving behind six children and their spouses as their sole and universal legal heirs, namely,

I. Late Rui Martins married to Mrs. Maria Nita Zeferino Domioinho Almeida e Martins, the former expired leaving behind his wife as if moiety shareholder and his following three children as his sole and universal heirs, namely,

a) Mrs. Mayvis Martins Carmichael married to Mr. Steven Carmichael;



b) Mr. Mervyn Martins married to Mrs. Reeba Martins; and,

c) Mrs Mia Martins Senthilnathan married to Mr. Raj Senthilnathan.

II. Late Oscar Martins married to Late Maria Jose Manuela Lidia da Fonseca Mendonca Rodrigues e Martins, both expired leaving behind their following children as their sole and universal heirs, namely,

Elsa Martins

Wilson Martins

Evelyn Martins

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Vilma D'Souza

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- a) Mrs. Morgadinha Edna Lourdes Rodrigues Martins divorced to Mr. Manuel Rodrigues Marques;
- b) Mr. Antonio Daniel Lourdes Rodrigues Martins married to Mrs. Celisa do Ceu da Cruz Magalhaes Martins;
- c) Mrs. Arlete Maria Lourdes Rodrigues Martins Lampreia married to Mr. Francisco Jose Guerreiro Lampreia.

III. Late Olavo Martins married to Mrs. Maria Elsa Afonso Martins, the former expired leaving behind his wife as his moiety shareholder and his following children as his sole and universal heirs, namely,



- a) Mrs. Vilma Maria Lourdes Martins D'Souza married to Mr. Augustus Paul D'Souza;
- b) Mr. Wilson Lourdes Afonso Martins married to Mrs. Evelyn Antonette Martins;
- c) Mr. Hamish Lourdes Martins married to Mrs. Maria Priyanka Fernandes Barreto.

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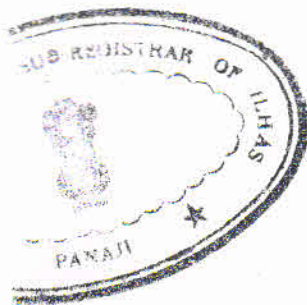
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[Handwritten signature of Priyanka Fernandes Barreto]

IV. Late Zina Martins Ferreira married to Late Innocent Xavier Caetano Ferreir, both expired leaving behind their children as their sole and universal heirs, namely,

a) Mr. Ivor Maria Ferreira married to his first wife Late Mrs Mildred Ferreira, the latter expired leaving behind her husband as her moiety shareholder and her son as her sole and universal heir, namely, Mr. Ian Ferreira. Subsequently, Mr. Ivor Maria Ferreira remarried to Mrs. Anita Ferreira;

b) Mrs. Zelma Maria Braganza married to Mr. Mario Peter Braganza.



V. Mrs. Fatima Martins Menezes married to Late Francisco Antonio Victor Prudente de Menezes, the latter expired leaving behind his wife as his moiety shareholder and his three following children as his sole and universal heirs, namely,

a) Mrs. Ninete Maria Conceicao Martins de Menezes e

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Wilson Martins

Evelyn Martin

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Sfenezes.

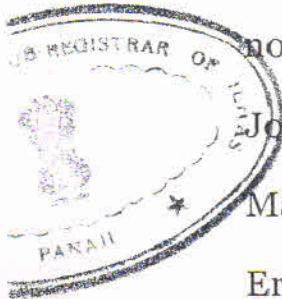
Gomes married to Mr. Joseph Gomes;

b) Mrs. Maria Dos Anjos Vilhena Martins de Menezes e Gomes, married to Mr. Sennen Laura Perpetuo Gomes;

c) Mrs. Ivone Maria Ida Martins de Menezes e Colaco married to Mr. Edwin Isidorio Fremiot Colaco.

VI. Mr. Antonio Martins married to Mrs. Sagrario Munoz Dias Martins.

AND WHEREAS the Vendor and Confirming Parties declare that besides the above referred legal heirs, there are no legal heirs left behind by the said Late Artur Guilherme Joao Lourdes Martins alias Arthur Guilherme Joao Lourdes Martins alias Artur Lourdes Martins alias Artur and wife Late Ermelinda Conceicao Natividade Dias e Martins;



AND WHEREAS upon the demise of both Late Artur Guilherme Joao Lourdes Martins and Late Ermelinda

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Wilson Martins

Evelyn Martins

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Conceicao Natividade Dias e Martins, an Inventory Proceeding came to initiated under No. 05/2004/C before the Civil Judge Junior Division, Panaji, wherein all the above heirs were brought on record as their legal heirs;

AND WHEREAS the Said Properties came to be listed in the Final Description of Assets at Exhibit D/57 in the above referred Inventory Proceedings at Item No. 1 and 1A;



AND WHEREAS vide Agreement of Family Settlement dated 26/09/2018, registered before the Notary Public Adv. Shivprasad V. Manerker, Panaji, Goa, under No. 8413 dated 26/09/2018, drawn between legal heirs of Late Oscar Martins, Late Olavo Martins, Late Zina Martins Ferreira, Late Francisco Antonio Victor Prudente de Menezes along with Mrs. Fatima Martins Menezes, Mr. Antonio Martins and Mrs. Sagrario Munoz Dias Martins (Collectively referred to as PARTIES), wherein it was agreed between the Parties to the Agreement of Family Settlement that, the Vendor as the

Elsa Martins

Wilson Martins

Evelyn Martins

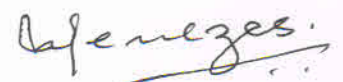
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Vilma D'Souza







Nominated Bidder on behalf of the Parties shall put in a joint bid in the Auction of the properties listed in the above referred Inventory Proceedings and upon successful bidding they agreed to contribute in paying the Owelty amount to the legal heirs of Late Rui Martins married to Mrs. Maria Nita Zeferino Domioinho Almeida e Martins. Furthermore, it was agreed that upon a successful bid by the Vendor as the Nominated Bidder the Parties would forfeit the Owelty money due to them in lieu of continuing title and share in the successfully Bid Properties and co-ownership in these Bid Properties in the shares / proportionate to their inheritance as stated in Schedule II of the Agreement of Family Settlement. It was further agreed that the sale consideration shall be paid by prospective purchasers of the Bid Properties to the co-owners as mentioned and stated in Schedule II of the Agreement of Family Settlement and that prospective purchasers shall draw Demand Drafts for the payment of the sale consideration to the co-owners and each co-owner shall



Elza Martins

Wilson Martins

Evelyn Martins

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Vilma D'Souza

Peter D'Souza

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be responsible for the filing of their tax returns and meeting their tax liabilities;

AND WHEREAS vide Minutes of Allotment of Properties dated 10/07/2018, Final Scheme of Partition dated 01/09/2018 at Exhibit C/59 and the Decree and Order dated 22/11/2018 in above referred Inventory Proceeding of late Mr. Artur Guilherme Joao Lourdes Martins and Mrs. Ermelinda Conceicao Natividade Dias e Martins, the Said Property described in **SCHEDULE-I** written below, along with other properties listed in the above referred Inventory Proceedings, came to be allotted to the Vendor;



AND WHEREAS upon allotment of the Said Property in the above referred Inventory Proceedings, the Said Property came to be mutated in the records of rights, FORM D of Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 in the name of the Vendor vide Judgement and Order dated 11/07/2022 passed by the Inspector of Surveys and Land Records, Panaji

Elsa Martins Wilson Martins

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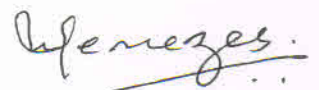

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Vilma D'Souza



Evelyn Martins





in Mutation No. 111286, wherein the Vendor filed an Affidavit dated 13/03/2021, duly registered before the Notary Public Adv. Ujwala T. Kouthankar, under No 662/2021, acknowledging that under the terms of the Agreement of Family Settlement dated 26/09/2018, the Parties to the said Agreement have a proportionate undivided share in the Said Properties and that the Vendor shall not claim an exclusive right to the Said Properties in the event the Vendor's name is incorporated in the survey records as occupant / owner of the Said Property;



AND WHEREAS there exists four structures which are dilapidated in conditions, aging over 100 years, bearing (1) House No. 19/400, (2) House No. 19/401 (Old House No. C-14/356 (147)), (3) House No. 19/401/1 (Old House No. 118/A (147-A)) and (4) House No. 15/375/A-1, on the Said Property, hereinafter referred to as the **SAID HOUSE A, B, C, and D**, respectively, and more particularly described in

Elsa Martins

Wilson Martins

Evelyn Martins

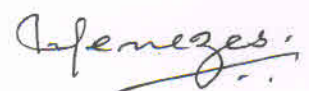
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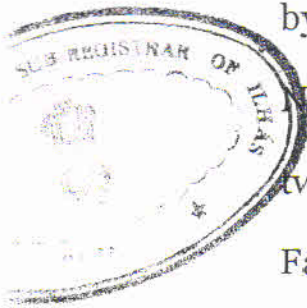

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SCHEDULE - II, III, IV, and V, respectively, written hereinunder.

AND WHEREAS subsequently Mrs. Sagrario Munoz Diaz *alias* Sagrario Munoz Dias Martins expired on 21/12/2020, leaving behind a Will dated 18/09/2009 duly registered before the Notary Public Mr. Angel Almoguera Gamez, at Madrid, Spain, under No. 4238 and having Apostille on 06/03/2024 under No. N7201/2024/015356 and adjudicated by the Add. Collector-I of North-Goa, Panaji under Receipt No. 1117 dated 18/03/2024, wherein she is survived by her two children as sole and universal heirs, namely; Ms. Judith Fatima Martins Munoz (the Confirming Party No. 19); and Ms. Lara Lourdes Martins Munoz (the Confirming Party No. 20);



AND WHEREAS the Confirming Parties are made Parties to this Deed of Sale in accordance with the Agreement of Family Settlement dated 26/09/2018 and are receiving their

Elsa Martins Wilson Martins

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Vilma D'Souza


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Evelyn Martins





respective share in the consideration amount as part of their inheritance in terms of the Inventory Proceedings bearing No. 05/2004/C and Agreement of Family Settlement dated 26/09/2018;

AND WHEREAS the Vendor and the Confirming Parties declare that they are the absolute and exclusive co-owners in possession of the **Said Property** described in **SCHEDULE**

– I along with the **Said Houses** situated therein described in **SCHEDULE - II, III, IV and V** hereto and have full right and authority to convey the **Said Property** by this Deed;

AND WHEREAS the **Said Property** and the **Said Houses** are not subject to charge and/or mortgage and/or lien and is free from encumbrances and/or defect in title;

AND WHEREAS the **Said Property** and the **Said Houses** are not a subject matter of any statutory notice

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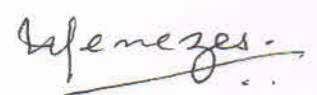
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under the provisions of Land Acquisition Act and/or any other Acquisition or Requisition Laws;

AND WHEREAS there is no access and/or pathway passing through the **Said Property** as an access and/or path way;

AND WHEREAS there are no tenants and/or any other person who can claim any right of whatsoever nature in respect of the **Said Property** and the **Said Houses**, the Vendor and Confirming Parties being the sole and exclusive co-owners of the **Said Property** and the **Said Houses**;



AND WHEREAS the **Said Property** and the **Said Houses** hereto are not the subject matter of any litigation and/or any proceedings before any court of law and/or quasi-judicial authorities and/or before any autonomous bodies;

AND WHEREAS except for this Deed of Sale, the Vendor and/or the Confirming Parties have not entered into any

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Vilma D'Souza


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Evelyn Martins





agreement or deed to transfer and/or convey the **Said Property** and the **Said Houses** described in **SCHEDULE - I, II, III, IV and V** or any portion thereof;

AND WHEREAS the **Said Property** described in **SCHEDULE - I** hereto is earmarked as "Settlement, S-1 Zone and with the permissible FAR is 100" as per the ODP-2011 of Panaji Planning Area, in terms of Zoning Certificate bearing Ref. No. NGPDA/Zon-Inf/3630/2024 dated 12/03/2024, issued by the North Goa Planning and Development Authority, Panaji, Goa;



AND WHEREAS, a public notice was published in The Goan Everyday and Goan Varta newspapers on 14/01/2024, inviting objections from the general public within a period of 15 working days from the date of publication regarding the sale of the said property along with the said houses by the vendor. After the lapse of 15 working days, that is, on

Elsa Martins

Wilson Martins

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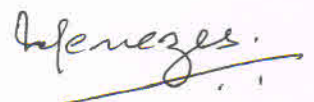
Vilma D'Souza


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Evelyn Martins





31/01/2024, no objections were received from any third party whatsoever.

AND WHEREAS, the Confirming Parties who are Overseas Citizens of India and hereby declare:

- a. **THAT**, there is no violation of FEMA Regulations by the parties hereto;
- b. **THAT**, there subject matter of the present Deed of Sale is a non-agricultural property;
- c. **THAT**, this document and the transaction hereunder is in compliance with the provisions of the Foreign Exchange Management Act, 1999 and the Reserve Bank of India Guideline in force at the time of registration of this deed;
- d. **THAT**, the Office of the Civil Registrar cum Sub Registrar of Tiswadi, Goa, shall not be responsible or accountable if the Confirming Parties and Vendor violates any provisions of the FEMA ACT, 1999 and/or the RBI Guidelines. The Confirming Parties own



Elsa Martins

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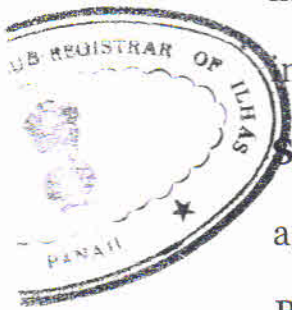
Evelyn Martins

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responsibility of the said averments.

AND WHEREAS, based on the representations made by the Vendor and the Confirming Parties and the Purchaser having satisfied themselves of the clear and marketable title of the Vendor and Confirming Parties with respect to the **Said Property** described in **SCHEDULE – I** hereto along with the **Said Houses** and upon carrying out due diligence of title of the Vendor and Confirming Parties to the **Said Property**, has approached the Vendor and Confirming Parties with an intention to purchase the **Said Property** along with the **Said Houses**, and the Vendor and Confirming Parties have agreed to sell, transfer and/or convey the same to the Purchaser, for a total consideration of **Rs.17,00,00,000/- (Rupees Seventeen Crores Only)** to be paid to the Vendor and Confirming Parties collectively as per the agreed and proportionate shares in terms of the Agreement of Family Settlement, subject to deduction of tax at source (TDS) calculated at the rate of 1% applicable to the Vendor and



Elsa Martins Wilson Martins

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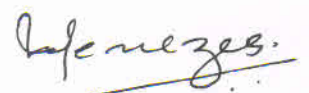
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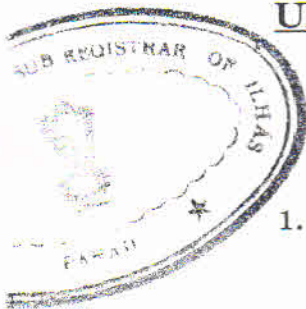




Confirming Parties with Indian Nationalities and at the rate of 14.95% applicable to the Confirming Parties with Foreign Nationalities and 20% for Confirming Party No. 10.

NOW THIS DEED OF SALE WITNESSETH AS

UNDER:



1. That in consideration of payment of **Rs.17,00,00,000/- (Rupees Seventeen Crores Only)** paid by the Purchaser to the Vendor and to Confirming Parties as their inheritance shares as absolute co-owners in possession of the **Said Property**, namely, '**MULATINIM**', having a total of 5,537 square meters, which property was described in the Land Registration Office of Ilhas under Registration No. 7001 at page 187 of Book B-18 new and found enrolled in the Taluka Revenue Office under Matriz No. 499, which

Elsa Martins

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Wilson Martins
Vilma D'Souza

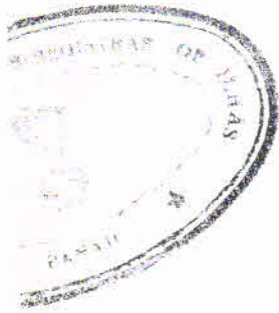


Evelyn Martins





presently is surveyed under Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City, admeasuring an area of 2,698, 119, 119 and 2601 square meters, respectively which was surveyed under then Cadastral No. 459, situated in Caranzalem, within the Municipal Limits of Corporation of City of Panaji, Taluka and Registration Sub-District of Tiswadi, District of North-Goa, State of Goa, more particularly described in **SCHEDULE - I** hereto, identified and shown in **red colour boundary lines** on the **Plan** annexed hereto, along with the Said Houses bearing No. 19/400, Houses bearing No. 19/401 (Old House No. C-14/356/(147), Houses bearing No. 19/401/I (Old House No. 118/A (147-A)), and Houses bearing No. 15/375/A-1, more particularly described in **SCHEDULE - II, III, IV, and V** do hereby transfer, sell, convey, grant and handover possession by way of sale unto the Purchaser of the **Said Property** and the **Said Houses** situated



Elsa Martins

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Wilson Martins

Vilma D'Souza

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hereon, along with all the privileges, accesses, easements, appurtenances thereto, to have and to hold the same unto the Purchaser as the absolute owner thereof, free from any charge or encumbrances to be held and enjoyed by the Purchaser forever, peacefully without any disturbance and/or hindrance from the Vendor or any person claiming through them in the following manner, vide Demand Drafts handed to the Vendor and Confirming Parties either directly or via their authorised Power of Attorney holders:



- a) A sum of **Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only)** less 1% TDS amounting to **Rs. 1,70,000/- (Rupees One Lakh and Seventy Thousand Only)**, paid vide Challan No. 00186 dated 24/08/2024, resulting in a net amount of **Rs. 1,68,30,000/- (Rupees One Crore Sixty-Eight Lakhs Thirty Thousand Only)** paid vide Demand Draft bearing No. 548267 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Vendor**

Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

Patricia

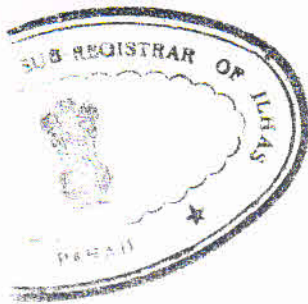
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(Mrs. Maria Elsa Afonso Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- b) A sum of **Rs. 1,13,33,333/- (Rupees One Crore Thirteen Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only)** less 14.95% TDS amounting to **Rs. 16,94,334/- (Rupees Sixteen Lakhs Ninety-Four Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 01034 dated 24/08/2024, resulting in a net amount of **Rs. 96,38,999/- (Rupees Ninety-Six Lakhs Thirty-Eight Thousand Nine Hundred and Ninety-Nine Only)** paid vide Demand Draft bearing No. 548268 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 1** (Mrs. Morgadinha Edna Lourdes Rodrigues Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;



- c) A sum of **Rs. 1,13,33,333/- (Rupees One Crore**

Elsa Martins

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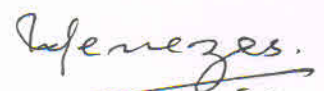
Wilson Martins

Vilma D'Souza



Evelyn Martins





Thirteen Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only) less 14.95% TDS amounting to **Rs. 16,94,334/- (Rupees Sixteen Lakhs Ninety-Four Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 01046 dated 24/08/2024, resulting in a net amount of **Rs. 96,38,999/- (Rupees Ninety-Six Lakhs Thirty-Eight Thousand Nine Hundred and Ninety-Nine Only)** paid vide Demand Draft bearing No. 548269 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 2** (Mr. Antonio Daniel Lourdes Rodrigues Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;



- d) A sum of **Rs. 1,13,33,333/- (Rupees One Crore Thirteen Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only)** less 14.95% TDS amounting to **Rs. 16,94,334/- (Rupees Sixteen Lakhs Ninety-Four Thousand Three Hundred and**

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Thirty-Four Only), paid vide Challan No. 01055 dated 24/08/2024, resulting in a net amount of **Rs. 96,38,999/- (Rupees Ninety-Six Lakhs Thirty-Eight Thousand Nine Hundred and Ninety-Nine Only)** paid vide Demand Draft bearing No. 548270 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 3** (Mrs. Arlete Maria Lourdes Rodrigues Martins Lampreia alias Arlete Maria Lurdes Rodrigues Martins Lampreia), receipt of which the Vendor do hereby admit, acknowledge and confirm;



- e) A sum of **Rs. 28,33,333/- (Rupees Twenty-Eight Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only)** less 1% TDS amounting to **Rs. 28,334/- (Rupees Twenty-Eight Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 00224 dated 24/08/2024, resulting in a net amount of **Rs. 28,04,999/- (Rupees Twenty-Eight Lakhs Four Thousand Nine Hundred and Ninety-Nine**

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Only) paid vide Demand Draft bearing No. 548271 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 4** (Mrs. Vilma Maria Lourdes Afonso Martins D'souza alias Vilma Maria Lourdes Martins D'souza), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- f) A sum of **Rs. 28,33,334/- (Rupees Twenty-Eight Lakhs Thirty-Three Thousand Three Hundred and Thirty-Four Only)** less 1% TDS amounting to **Rs. 28,334/- (Rupees Twenty-Eight Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 00272 dated 24/08/2024, resulting in a net amount of **Rs. 28,05,000/- (Rupees Twenty-Eight Lakhs Five Thousand Only)** paid vide Demand Draft bearing No. 548272 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 5** (Mr. Augustus Paul D'Souza), receipt of which the Vendor do hereby admit, acknowledge and confirm;



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g) A sum of **Rs. 28,33,334/- (Rupees Twenty-Eight Lakhs Thirty-Three Thousand Three Hundred and Thirty-Four Only)** less 1% TDS amounting to **Rs. 28,334/- (Rupees Twenty-Eight Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 00290 dated 24/08/2024, resulting in a net amount of **Rs. 28,05,000/- (Rupees Twenty-Eight Lakhs Five Thousand Only)** paid vide Demand Draft bearing No. 548273 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 6** (Mr. Wilson Lourdes Afonso Martins alias Mr. Wilson Lourdes Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;



h) A sum of **Rs. 28,33,333/- (Rupees Twenty-Eight Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only)** less 1% TDS amounting to **Rs. 28,334/- (Rupees Twenty-Eight Thousand Three**

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Hundred and Thirty-Four Only), paid vide Challan No. 00709 dated 24/08/2024, resulting in a net amount of **Rs. 28,04,999/- (Rupees Twenty-Eight Lakhs Four Thousand Nine Hundred and Ninety-Nine Only)** paid vide Demand Draft bearing No. 548274 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 7** (Mrs. Evelyn Antonette Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;



- i) A sum of **Rs. 28,33,333/- (Rupees Twenty-Eight Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only)** less 1% TDS amounting to **Rs. 28,334/- (Rupees Twenty-Eight Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 00327 dated 24/08/2024, resulting in a net amount of **Rs. 28,04,999/- (Rupees Twenty-Eight Lakhs Four Thousand Nine Hundred and Ninety-Nine Only)** paid vide Demand Draft bearing No. 548275 dated 27/08/2024 drawn on Punjab National Bank, Panaji

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Vilma D'Souza



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Branch, in favour of the **Confirming Party No. 8** (Mr. Hamish Lourdes Martins alias Mr. Hamish Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- j) A sum of **Rs. 28,33,333/- (Rupees Twenty-Eight Lakhs Thirty-Three Thousand Three Hundred and Thirty-Three Only)** less 1% TDS amounting to **Rs. 28,334/- (Rupees Twenty-Eight Thousand Three Hundred and Thirty-Four Only)**, paid vide Challan No. 01148 dated 24/08/2024, resulting in a net amount of **Rs. 28,04,999/- (Rupees Twenty-Eight Lakhs Four Thousand Nine Hundred and Ninety-Nine Only)** paid vide Demand Draft bearing No. 548276 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 9** (Mrs. Maria Priyanka Fernandes Barreto Martins alias Mrs. Maria Priyanka Fernandes Barreto alias Priyanka Barreto alias Maria Priyanka Antonio Fernandes Barreto), receipt of which the Vendor do hereby admit, acknowledge and



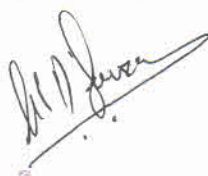
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confirm;

- k) A sum of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** less 20% TDS amounting to **Rs. 17,00,000/- (Rupees Seventeen Lakhs Only)**, paid vide Challan No. 01162 dated 24/08/2024, resulting in a net amount of **Rs. 68,00,000/- (Rupees Sixty-Eight Lakhs Only)** paid vide Demand Draft bearing No. 548277 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 10** (Mr. Ivor Maria Ferreira alias Ivor Ferreira), receipt of which the Vendor do hereby admit, acknowledge and confirm;



- l) A sum of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** less 14.95% TDS amounting to **Rs. 12,70,750/- (Rupees Twelve Lakhs Seventy Thousand Seven Hundred and Fifty Only)**, paid vide Challan No. 01064 dated 24/08/2024, resulting in a net amount of **Rs. 72,29,250/- (Rupees Seventy-Two**

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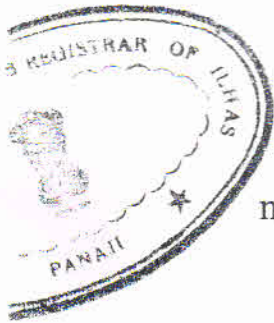
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Evelyn Martins

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Lakhs Twenty-Nine Thousand Two Hundred and Fifty Only) paid vide Demand Draft bearing No. 548278 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 11** (Mr. Ian Joseph Ferreira alias Ian Ferreira), receipt of which the Vendor do hereby admit, acknowledge and confirm;



m) A sum of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** less 14.95% TDS amounting to **Rs. 12,70,750/- (Rupees Twelve Lakhs Seventy Thousand Seven Hundred and Fifty Only)**, paid vide Challan No. 01073 dated 24/08/2024, resulting in a net amount of **Rs. 72,29,250/- (Rupees Seventy-Two Lakhs Twenty-Nine Thousand Two Hundred and Fifty Only)** paid vide Demand Draft bearing No. 548279 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 12** (Mrs. Zelma Maria Braganza alias Zelma Maria Ferreira alias Zelma Maria Braganza nee Ferreira), receipt

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of which the Vendor do hereby admit, acknowledge and confirm;

- n) A sum of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** less 14.95% TDS amounting to **Rs. 12,70,750/- (Rupees Twelve Lakhs Seventy Thousand Seven Hundred and Fifty Only)**, paid vide Challan No. 01081 dated 24/08/2024, resulting in a net amount of **Rs. 72,29,250/- (Rupees Seventy-Two Lakhs Twenty-Nine Thousand Two Hundred and Fifty Only)** paid vide Demand Draft bearing No. 548280 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 13** (Mr. Mario Peter Braganza), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- o) A sum of **Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only)** less 14.95% TDS amounting to **Rs. 25,41,500/- (Rupees Twenty-Five Lakhs Forty-One Thousand Five Hundred Only)**, paid vide Challan No.



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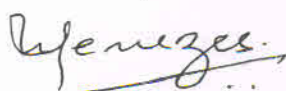
Endovellicus Developer

Vilma D'Souza


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01087 dated 24/08/2024, resulting in a net amount of **Rs. 1,44,58,500/- (Rupees One Crore Forty-Four Lakhs Fifty-Eight Thousand Five Hundred Only)** paid vide Demand Draft bearing No. 548281 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 14** (Mrs. Fatima Martins Menezes), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- p) A sum of **Rs. 56,66,667/- (Rupees Fifty-Six Lakhs Sixty-Six Thousand Six Hundred and Sixty-Seven Only)** less 14.95% TDS amounting to **Rs. 8,47,167/- (Rupees Eight Lakhs Forty-Seven Thousand One Hundred and Sixty-Seven Only)**, paid vide Challan No. 01091 dated 24/08/2024, resulting in a net amount of **Rs. 48,19,500/- (Rupees Forty-Eight Lakhs Nineteen Thousand Five Hundred Only)** paid vide Demand Draft bearing No. 548282 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 15** (Mrs. Ninette

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Maria Conceisao Martins De Menezes E Gomes alias Ninette Maria C. Gomes alias Ninete Maria Conceicao Martins De Menezes E Gomes alias Ninete Maria Conceicao Martins De Menezese Gomes), receipt of which the Vendor do hereby admit, acknowledge and confirm;



- q) A sum of **Rs. 56,66,667/- (Rupees Fifty-Six Lakhs Sixty-Six Thousand Six Hundred and Sixty-Seven Only)** less 14.95% TDS amounting to **Rs. 8,47,167/- (Rupees Eight Lakhs Forty-Seven Thousand One Hundred and Sixty-Seven Only)**, paid vide Challan No. 01099 dated 24/08/2024, resulting in a net amount of **Rs. 48,19,500/- (Rupees Forty-Eight Lakhs Nineteen Thousand Five Hundred Only)** paid vide Demand Draft bearing No. 548283 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 16** (Mrs. Maria Dos Anjos V. M. De Menezes Gomes alias Maria Dos Anjos Vilhena Martins De Menezes E Gomes alias Maria Dos

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Wilson Martins

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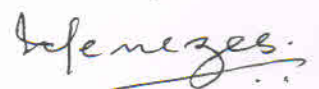

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Vilma D'Souza



Evelyn Martins





Anjos Gomes Alias Maria Dos Anjos Vilhena Martins De Menezes Gomes), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- r) A sum of **Rs. 56,66,667/- (Rupees Fifty-Six Lakhs Sixty-Six Thousand Six Hundred and Sixty-Seven Only)** less 14.95% TDS amounting to **Rs. 8,47,167/- (Rupees Eight Lakhs Forty-Seven Thousand One Hundred and Sixty-Seven Only)**, paid vide Challan No. 01105 dated 24/08/2024, resulting in a net amount of **Rs. 48,19,500/- (Rupees Forty-Eight Lakhs Nineteen Thousand Five Hundred Only)** paid vide Demand Draft bearing No. 548284 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 17** (Mrs. Ivone Maria Colaco alias Ivone Maria Ida Martins De Menezes e Colaco alias Ivone Maria Ida Martins De Menezes Colaco), receipt of which the Vendor do hereby admit, acknowledge and confirm;



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s) A sum of **Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only)** less 14.95% TDS amounting to **Rs. 25,41,500/- (Rupees Twenty-Five Lakhs Forty-One Thousand Five Hundred Only)**, paid vide Challan No. 01112 dated 24/08/2024, resulting in a net amount of **Rs. 1,44,58,500/- (Rupees One Crore Forty-Four Lakhs Fifty-Eight Thousand Five Hundred Only)** paid vide Demand Draft bearing No. 548285 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 18** (Mr. Antonio Martins), receipt of which the Vendor do hereby admit, acknowledge and confirm;



t) A sum of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** less 14.95% TDS amounting to **Rs. 12,70,750/- (Rupees Twelve Lakhs Seventy Thousand Seven Hundred and Fifty Only)**, paid vide Challan No. 01126 dated 24/08/2024, resulting in a net amount of **Rs. 72,29,250/- (Rupees Seventy-Two Lakhs Twenty-Nine Thousand Two Hundred and**

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Vilma D'Souza

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Fifty Only) paid vide Demand Draft bearing No. 548286 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 19** (Ms. Judith Fatima Martins Munoz), receipt of which the Vendor do hereby admit, acknowledge and confirm;

- u) A sum of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** less 14.95% TDS amounting to **Rs. 12,70,750/- (Rupees Twelve Lakhs Seventy Thousand Seven Hundred and Fifty Only)**, paid vide Challan No. 01129 dated 24/08/2024, resulting in a net amount of **Rs. 72,29,250/- (Rupees Seventy-Two Lakhs Twenty-Nine Thousand Two Hundred and Fifty Only)** paid vide Demand Draft bearing No. 548287 dated 27/08/2024 drawn on Punjab National Bank, Panaji Branch, in favour of the **Confirming Party No. 20** (Lara Lourdes Martins Munoz alias Lara L. Martins Munoz), receipt of which the Vendor do hereby admit, acknowledge and confirm;



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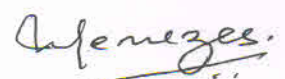

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Vilma D'Souza



Erinlyn Martins





2. The Vendor and Confirming Parties do hereby covenant with the Purchaser as under:

a) That the Vendor and Confirming Parties have today put the Purchaser in unconditional exclusive peaceful vacant possession of the **Said Property** along with the **Said Houses** thereon, to be held by the Purchaser without any harm or hindrance from the Vendor and Confirming Parties and/or any other person or persons claiming through or against the Vendor and/or Confirming Parties.



b) That the Vendor and Confirming Parties have clear valid and marketable right, title and interest to the **Said Property** and the **Said Houses** and are entitled and authorized to sell/alienate the same unto the Purchaser.

c) That the Vendor and Confirming Parties shall at the cost and expenses of the Purchaser do all that is required for better assuring and/or perfecting the title of the **Said Property** along with the **Said Houses** situated therein

Elsa Martins Wilson Martins

Evelyn Martins

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Vilma D'Souza

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in favour of the Purchaser, which shall include all necessary acts to secure the mutation of the survey records in respect of **Said Property** in the name of the Purchaser by deleting the name of the Vendor.

- d) That the Vendor and Confirming Parties have not entered into any agreement to transfer, encumber and/or convey the **Said Property** or the **Said Houses** or any portion thereof.



- e) That there is no road or access through the **Said Property** as access to any other person, nor there is any easement right of way to any other person through the **Said Property**.

- f) That there are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the **Said Property** and the **Said Houses** situated therein.

Elsa Martins Wilson Martins

Endovelicus Developer


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Vilma D'Souza



Evelyn Martins

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g) That there is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the **Said Property** and/or the **Said Houses** situated therein.

h) That no loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the **Said Property** and/or the **Said Houses** situated therein and/or against collateral security thereof.



i) That there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the **Said Property** and/or the **Said Houses** situated therein.

j) That no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale,

Elsa Martins Wilson Martins

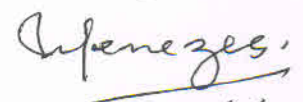
Endovelicus Developer


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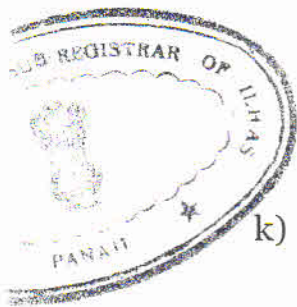
Vilma D'Souza



Eudyn Martins

exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession or otherwise howsoever, in the **Said Property** and the **Said Houses** situated therein and they are competent and entitled to sell and transfer the same in the manner provided in these presents.



- k) That there are no arrears or any notices for any arrears of taxes, cesses and/or charges, due and payable, in respect of the **Said Property** and the **Said Houses** situated therein, either to the Central Government and/or the State Government, and/or any local Authority.

- l) That there is no notice issued for Acquisition and/or Requisition of the **Said Property** and the **Said Houses** situated therein, hereby conveyed, or any part thereof,

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issued under the provisions of Land Acquisition and/or Requisition Act and/or taxing authorities or any other applicable law.

- m) That the boundaries of the **Said Property** and the **Said Houses** situated therein, have been demarcated and marked at site. The Purchaser has verified the boundaries and the area of the **Said Property** and the **Said Houses** situated therein.



3. The Vendor and Confirming Parties have represented that no parties apart from the Vendor and Confirming Parties have any right of pre-emption or any other right of like nature in respect of the **Said Property** and the **Said Houses** situated therein, by virtue of which such person is likely to challenge or in any manner upset the present sale as the Vendor and Confirming Parties are the exclusive co-owners in possession of the **Said Property**.

Elsa Martins Wilson Martins
Endovelicus Developer Vilma D'Souza


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Evelyn Martins






4. The possession of the **Said Property** along with the **Said Houses** therein are hereby and hereunder handed over to the Purchaser by the Vendor and Confirming Parties on this day of signing of this Deed and the Purchaser hereafter peaceably and quietly hold, possess and enjoy the rights, privileges, title and interest hereby granted without any lawful eviction, interruption, claims or demands whatsoever from the Vendor and the Confirming Parties and/or any other person claiming through, under or against them.

5. The Vendor and Confirming Parties hereby accord their no objection to the Purchaser to carry out mutation in respect of the **Said Property** hereto and to include the name of the Purchaser in Holder Column as Holder in the Record of Rights, Form D with respect to the **Said Property** hereby conveyed and the Vendor and Confirming Parties hereby covenant that they shall do all

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Vilma D'Souza

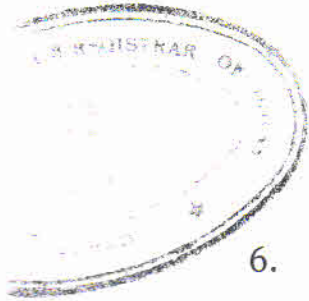


Evelyn Martins





that is required to ensure that the name of the Purchaser is entered into the Record of Rights, Form D as holder in property bearing Chalta No. 21, 22, 23 and 24 of Panaji City.



6. That the Purchaser has independently carried out due diligence of the title of the Vendor to the **Said Property** and the **Said Houses** situated therein and upon being satisfied with clear and marketable title of the Vendor to the **Said Property** has executed this Deed of Sale. However, this shall not preclude the Purchaser from enforcing his rights in case of any material defects affecting the title to the **Said Property** and/or the **Said Houses** situated therein.

7. The RECITALS, OPERATIVE CLAUSES, SCHEDULE and the PLAN annexed to this Deed of Sale shall form part and parcel of the present Deed of Sale and be

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construed accordingly.

8. The Vendor and Confirming Parties hereby undertakes to indemnify the Purchaser and keep them safe and indemnified from and against any claim or demand of any nature of whatsoever or litigation arising out of defect in title or due to any misrepresentations made herein.



9. The Vendor and Confirming Parties hereby declare that the **Said Property** does not belong to a member of Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/18/77 dated 21/08/1978.
10. It is specifically requested by the Vendor and Confirming Parties for sentimental reasons that a future development on the **Said Property** be named as 'Arlinda Martins Plaza' and in case any Co-Operative Housing Society or Maintenance Society or any other Association or legal

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Endovelicus Developer


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Wilson Martins

Vilma D'Souza



Evelyn Martins





entity is formed, the same shall be titled with the said name. However, the decision to incorporate the above referred name or opt for another will be solely at the discretion of the Purchaser.

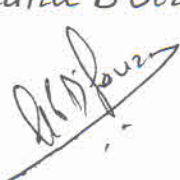
11. The market value of the **SAID PROPERTY** is as follows:



a) The value of the **Said Property** is valued at Rs. **14,75,00,000/- (Rupees Fourteen Crore Seventy-Five Lakhs only);**

b) The value of the **Said House** which is in a dilapidated condition, aging over 100 years, having a total built up of 558 square meters is valued at **Rs. 2,25,00,000/- (Rupees Two Crore Twenty-Five Lakhs Only);**

12. Hence the total value of the **SAID PROPERTY** and **SAID HOUSES** is **Rs.17,00,00,000/- (Rupees Seventeen Crores only)** and hence the stamp duty @6% payable by the PURCHASER is **Rs. 1,02,00,000/-**

Elsa Martins Wilson Martins
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(Rupees One Crore Two Lakhs only) which is engrossed herewith.



SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY CONVEYED)

ALL THAT distinct landed property known as "MULATINIM", admeasuring a total of 5,537 square meters, which property was described in the Land Registration Office of Ilhas under registration No. 7001 at page 187 of Book B-18 new and found enrolled in the Taluka Revenue Office under Matriz No. 499, which presently is surveyed under Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City, admeasuring an area of 2698, 119, 119 and 2601 square meters, respectively, which was surveyed under then Cadastral No. 459, situated in Caranzalem, within the Municipal Limits of Corporation of City of Panaji, Taluka and Registration Sub-

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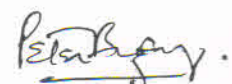

Authorised Signatory

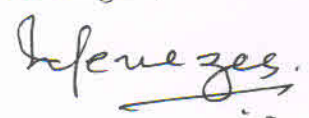
Wilson Martins

Vilma D'Souza



Evelyn Martins





District of Tiswadi, District of North-Goa, State of Goa,
bounded as under:

North: By Panaji - Dona Paula Road;

South: By Culvert (Flow of water);

East: By properties surveyed under Chalta No.24 of PT.
Sheet No.152;

West: By property surveyed under Chalta No. 19 of P.T,
sheet No.152.



The Chalta No. 22, 23 and 24 of P.T. Sheet No. 152 of Panaji
City, is within the boundaries and forms part of Chalta No. 21
of P.T. Sheet No. 152 of Panaji City.

The Property is delineated in **RED** on the Plan annexed.

SCHEDULE - II

(Description of the Said House – 'A' Conveyed)

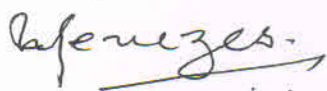
All that residential house bearing House No. 19/400, having
built up area of about 270 square meters, situated on the

Elsa Martins
Endovelicus Developer

Authorised Signatory

Wilson Martins
Vilma D'Souza


Evelyn Martins



property bearing Chalta No. 21 of P.T. Sheet No. 152 of Panaji City, forming party of the Said Property described in Schedule - I hereinabove.



SCHEDULE - III

(Description of the Said House – 'B' Conveyed)

All that residential house bearing House No. 19/401 (Old House No. C-14/356 (147)), having built up area of about 119 sq.mts, situated on the property bearing Chalta No. 23 of P.T. Sheet No. 152 of Panaji City, forming party of the Said Property described in Schedule - I hereinabove.

SCHEDULE - IV

(Description of the Said House – 'C' Conveyed)

All that residential house bearing House No. 19/401/I (Old House No.118/A (147-A)) having built up area of about 119 square meters, situated on the property bearing Chalta No. 22 of P.T. Sheet No. 152 of Panaji City, forming party of the Said Property described in Schedule - I hereinabove.

Elsa Martins
Endovelicus Developer


Authorised Signatory

Wilson Martins
Vilma D'Souza



Evelyn Martins

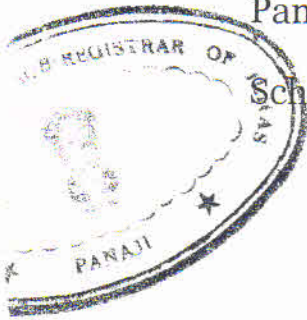




SCHEDULE - V

(Description of the Said House – 'D' Conveyed)

All that residential house bearing House No. 15/375/A-1, having built up area of about 50 square meters, situated on the property bearing Chalta No. 21 of P.T. Sheet No. 152 of Panaji City, forming party of the Said Property described in Schedule - I hereinabove.



IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

Elsa Martins

Endovelicus Developer


Authorised Signatory

Wilson Martins

Vilma D'Souza



Evelyn Martins





SIGNED AND DELIVERED
BY THE VENDOR

MRS. MARIA ELSA AFONSO MARTINS
FOR SELF AND AS POWER OF ATTORNEY
OF CONFIRMING PARTY NO. 8 AND 9



Elsa Martins

L. H. F. P.

R. H. F. P.



1. _____

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2. _____

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5. _____ THUMB 5. _____

Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

[Signature]
Authorised Signatory

[Signature]

[Signature]

[Signature]

SIGNED AND DELIVERED
 BY THE PURCHASER
ENDOVELICUS DEVELOPER
 THROUGH POWER OF ATTORNEY
MR. RYAN ALEXANDRE PINTO
SEMELHAGO ALIAS RYAN
SEMELHAGO



Developer

Authorized Signatory

Endovelicus Developer

[Signature]

Authorized Signatory
 L. H. F. P.

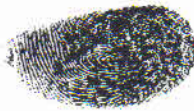
R. H. F. P.



1. _____



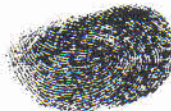
1. _____



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5. _____ THUMB 5. _____



Elsa Martins *Wilson Martins*

Endovelicus Developer

Vilma D'Souza

[Signature]
 Authorized Signatory

[Signature]

Evelyn Martins

[Signature]

[Signature]

SIGNED AND DELIVERED

BY THE CONFIRMING PARTY NO. 4

MRS. VILMA MARIA LOURDES
AFONSO MARTINS D'SOUZA alias
VILMA MARIA LOURDES MARTINS
D'SOUZA

Vilma D'Souza



L. H. F. P.

R. H. F. P.



1. _____



1. _____



2. _____



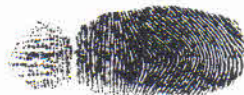
2. _____



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5. _____ THUMB 5. _____



Elsa Martins

Endovelicus Developer

[Signature]
Authorised Signatory

Wilson Martins

Vilma D'Souza

[Signature]

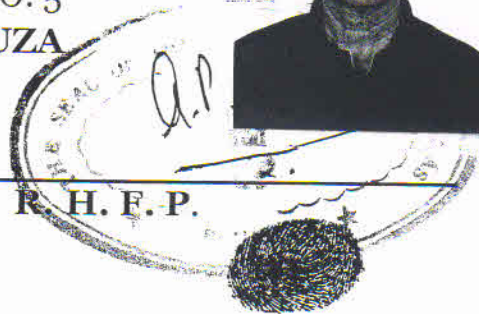
Evelyn Martins

[Signature]

[Signature]

SIGNED AND DELIVERED
BY THE CONFIRMING PARTY NO. 5
MR. AUGUSTUS PAUL D'SOUZA

A.P. D'Souza

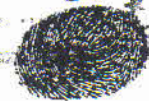


L. H. F. P.

R. H. F. P.



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4. _____



5. _____ THUMB 5. _____



Elsa Martins

Wilson Martins

Evelyn Martins

Endovelicus Developer

Vilma D'Souza

Peter D'Souza

A.P. D'Souza
Authorised Signatory

A.P. D'Souza

Infenezes

SIGNED AND DELIVERED
BY THE CONFIRMING PARTY NO. 6

MR. WILSON LOURDES AFONSO
MARTINS alias MR. WILSON
LOURDES MARTINS

Wilson Martins



L. H. F. P.



1. _____



2. _____



3. _____



4. _____



5. _____

1. _____



2. _____



3. _____



4. _____



THUMB 5. _____



Elsa Martins

Endovellcus Developer

[Signature]
Authorised Signatory

Wilson Martins

Vilma D'Souza

[Signature]

Evelyn Martins

[Signature]

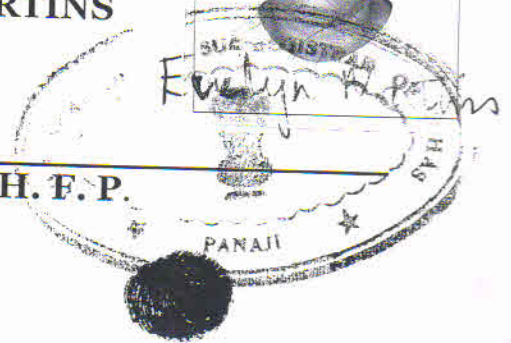
[Signature]

SIGNED AND DELIVERED
BY THE CONFIRMING PARTY NO. 7
MRS. EVELYN ANTONETTE MARTINS

Evelyn Martins

L. H. F. P.

R. H. F. P.



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5. _____ THUMB 5. _____



Elsa Martins Wilson Martins

Endovellicus Developer

Vilma D'Souza

[Signature]
Authorised Signatory

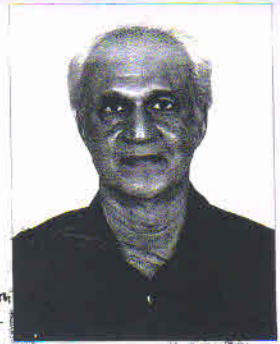
[Signature]

Evelyn Martins

[Signature]

[Signature]

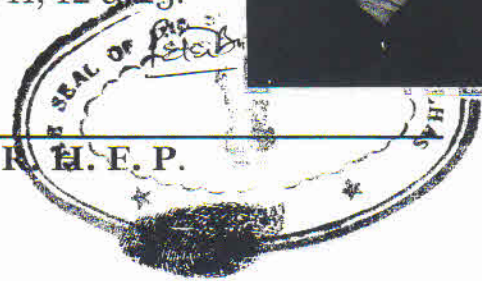
SIGNED AND DELIVERED,
BY THE CONFIRMING PARTY NO. 13,
MR. MARIO PETER BRAGANZA,
FOR SELF AND AS POWER OF ATTORNEY
OF CONFIRMING PARTY NO. 10, 11, 12 & 23.



Peter Braganza

L. H. F. P.

R. H. F. P.



1. _____

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2. _____

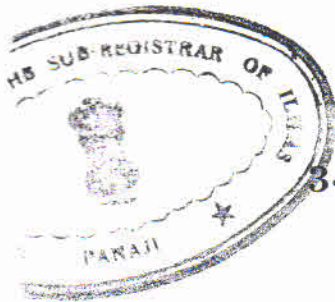
3. _____

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4. _____

5. _____ THUMB 5. _____



Elsa Martins *Wilson Martins* *Evelyn Martins*
Peter Braganza
Endovellicus Developer *Vilma D'Souza*
Authorized Signatory *Sefernezes*

SIGNED AND DELIVERED
 BY THE CONFIRMING PARTY NO. 14
MRS. FATIMA MARTINS MENEZES
 alias **FATIMA MARTINS**
 FOR SELF AND AS POWER OF ATTORNEY
 OF CONFIRMING PARTY NO. 1, 2, 3, 15, 16,
 17, 18, 19, 20, 21, 22, 24, 25, & 26

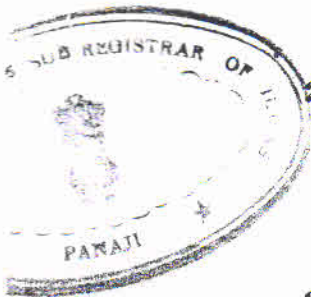


Menezes.
 L. H. F. P.



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THUMB 5. _____

Elsa Martins

Wilson Martins

Evelyn Martins

Endovellicus Developer

Vilma D'Souza

Petabry

[Signature]
 Authorised Signatory

[Signature]

Menezes.

IN THE PRESENCE OF:

1) Name: **Mr. Sagar Angalakurthi;**

Age: 30 years;

Father's Name: Venkataiah Angalakurthi;

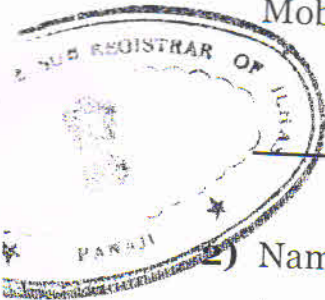
Marital Status: Un-married;

Occupation: Service;

Aadhaar Card No.: [REDACTED];

Address: H.No. 107, Indra Nagar, Chimbel,
Tiswadi, North-Goa, Goa, 403006.

Mobile: +91 [REDACTED].



Sagar

2) Name: **Mr. Tushar Ladu Sawant;**

Age: 27 years;

Father's Name: Ladu Nauso Sawant;

Marital Status: Un-married;

Occupation: Service;

Aadhaar Card No.: [REDACTED];

Address: H.No. 252, Karkyacha Wal, Revora
Bardez, North-Goa, Goa, 403513.

Mobile: +91- [REDACTED].

Tushar

Elsa Martins

Endovellicus Developer

LM
Authorised Signatory

Wilson Martins

Vilma D'Souza

Vilma D'Souza

Evelyn Martins

Peter Brog

Infernazes



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Taluka / City Name : TISWADI / Panjim

PTS / Chalta No. : 152/21,152/22,152/23



Scale 1:500

Appln date: 22-06-2024

Ref. No. :REV192470918

Digitally signed by
MANGESH
KRISHNATH
KHOLKAR
Date: 2024.08.22
16:54:50 +05'30'



Elsa Martins

Endovelicus Developer

Authorised Signatory

Wilson Martins
Vilma D'Souza

Evelyn Martins
Pereira



Government of Goa

Document Registration Summary 2

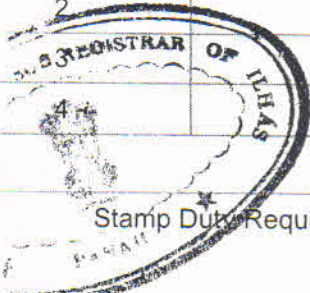
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 03-Sep-2024 04:01:33 pm

Document Serial Number :- 2024-PNJ-2775

Presented at 03:35:14 pm on 03-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	10200000
2	Registration Fee	5100000
3	Mutation Fees	7000
4	Processing Fee	10000
Total		15317000



Stamp Duty Required : 10200000/-

Stamp Duty Paid : 10200000/-

Presenter

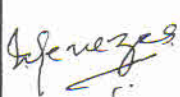
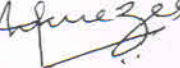
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RYAN ALEXANDRE PINTO SEMELHAGO ALIAS RYAN SEMELHAGO Power Of Attorney Of ENDOVELICUS DEVELOPER , Father Name:Late Jose Alexandre Semelhago, Age: 50, Marital Status: ,Gender:Male,Occupation: Self Employed, Address1 - A1, Villa Alto Monte, Nagali Hills Colony, Donapaula, Tiswadi, North-Goa, Goa, 403004, Address2 - , PAN No.:			

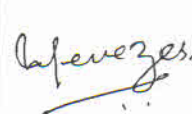
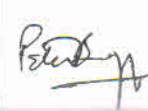
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA ELSA AFONSO MARTINS , Father Name:Late Alberto Afonso, Age: 79, Marital Status: Widow ,Gender:Female,Occupation: Land Lady, 400, Ward 14, Caranzalem, Tiswadi, North-Goa, Goa, PAN No.:			
2	RYAN ALEXANDRE PINTO SEMELHAGO ALIAS RYAN SEMELHAGO Power Of Attorney Of ENDOVELICUS DEVELOPER , Father Name:Late Jose Alexandre Semelhago, Age: 50, Marital Status: ,Gender:Male,Occupation: Self Employed, A1, Villa Alto Monte, Nagali Hills Colony, Donapaula, Tiswadi, North-Goa, Goa, 403004, PAN No.: , as Power Of Attorney Holder for ENDOVELICUS DEVELOPER Through POA Mr. Ryan Alexandre Pinto Semelhago Alias Ryan Semelhago			
3	VILMA MARIA LOURDES AFONSO MARTINS D'SOUZA , Father Name:Late Olavo Martins, Age: 58, Marital Status: Married ,Gender:Female,Occupation: Service, House No. 400, Ward 14, Caranzalem, Goa,			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	AUGUSTUS PAUL D'SOUZA , Father Name:Joseph Cajetan D'Souza, Age: 62, Marital Status: Married , Gender: Male, Occupation: Service, House No. 271/1, Arradi, Parra, Bardez, Goa, PAN No.:			
5	WILSON LOURDES AFONSO MARTINS Alias MR. WILSON LOURDES MARTINS , Father Name:Late Olavo Martins, Age: 56, Marital Status: Married , Gender: Male, Occupation: Service, E-2A-S1, Martins Enclave, Caranzalem, Tiswadi, North-Goa, Goa, PAN No.:			
6	EVELYN ANTONETTE MARTINS , Father Name:Frederic Dominic D'Souza, Age: 47, Marital Status: Married , Gender: Female, Occupation: Housewife, E-2A-S1, Martins Enclave, Caranzalem, Tiswadi, North-Goa, Goa, PAN No.:			
7	MARIO PETER BRAGANZA , Father Name:Late Pius Braganza, Age: 73, Marital Status: Married , Gender: Male, Occupation: Service, 37 Homead Road, Guildford, Surrey, UK, GU1 2JB, PAN No.:			
8	FATIMA MARTINS MENEZES Alias FATIMA MARTINS , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur, Age: 87, Marital Status: Widow , Gender: Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa, PAN No.:			
9	FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of EDWIN ISIDORIO FREMIOT COLACO Alias EDWIN ISIDORIO COLACO , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87, Marital Status: , Gender: Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for EDWIN ISIDORIO FREMIOT COLACO Alias EDWIN ISIDORIO COLACO			
10	FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of SENNEN LAURO PERPETUA GOMES Alias SENNEN LAURO GOMES Alias SENNEN LAURO PERPETUO GOMES , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87, Marital Status: , Gender: Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for SENNEN LAURO PERPETUA GOMES Alias SENNEN LAURO GOMES			

11	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of JOSEPH FRANCIS GOMES , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female,Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for JOSEPH FRANCIS GOMES</p>			
12	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of FRANCISCO JOSE GUERREIRO LAMPREIA , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female,Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for FRANCISCO JOSE GUERREIRO LAMPREIA</p>			
13	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of CELIZA DO CEU DA CRUZ MAGALHAES MARTINS Alias MRS. CELISA DO CEU DA CRUZ MAGALHAES MARTINS , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female,Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for CELIZA DO CEU DA CRUZ MAGALHAES MARTINS Alias MRS. CELISA DO CEU DA CRUZ MAGALHAES MARTINS</p>			
14	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of LARA LOURDES MARTINS MUNOZ Alias LARA L. MARTINS MUNOZ , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female,Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for LARA LOURDES MARTINS MUNOZ Alias LARA L. MARTINS MUNOZ</p>			
15	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of JUDITH FATIMA MARTINS MUNOZ , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female,Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for JUDITH FATIMA MARTINS MUNOZ,</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of ANTONIO MARTINS , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for ANTONIO MARTINS</p>			
17	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of IVONE MARIA COLACO Alias IVONE MARIA IDA MARTINS DE MENEZES COLACO , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for IVONE MARIA COLACO Alias IVONE MARIA IDA MARTINS DE MENEZES COLACO</p>			
18	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of MARIA DOS ANJOS V. M. DE MENEZES GOMES Alias MARIA DOS ANJOS GOMES Alias MARIA DOS ANJOS VILHENA MARTINS DE MENEZES GOMES , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for MARIA DOS ANJOS V. M. DE MENEZES GOMES Alias MARIA DOS ANJOS GOMES Alias MARIA DOS ANJOS VILHENA MARTINS DE MENEZES GOMES</p>			
19	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of NINETTE MARIA CONCEISAO MARTINS DE MENEZES E GOMES Alias NINETTE MARIA C. GOMES Alias NINETE MARIA CONCEICAO MARTINS DE MENEZESE GOMES , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for NINETTE MARIA CONCEISAO MARTINS DE MENEZES E GOMES Alias NINETTE MARIA C. GOMES Alias NINETE MARIA CONCEICAO MARTINS DE MENEZESE GOMES</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
20	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of ARLETE MARIA LOURDES RODRIGUES MARTINS LAMPREIA Alias ARLETE MARIA LURDES RODRIGUES MARTINS LAMPREIA , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for ARLETE MARIA LOURDES RODRIGUES MARTINS LAMPREIA Alias MRS. ARLETE MARIA LURDES RODRIGUES MARTINS LAMPREIA</p>			
21	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney ANTONIO DANIEL LOURDES RODRIGUES MARTINS , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for ANTONIO DANIEL LOURDES RODRIGUES MARTINS</p>			
22	<p>FATIMA MARTINS MENEZES Alias FATIMA MARTINS Power Of Attorney Of MORGADINHA EDNA LOURDES RODRIGUES MARTINS , Father Name:Late Mr. Arthur Guilherme Joao Lourdes Martins Alias Artur Guilherme Joao Lourdes Martins Alias Artur Lourdes Martins Alias Artur, Age: 87,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, Aquarius Bldg. Swami Vivekananda Road, Boca de Vaca, Panaji, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for MORGADINHA EDNA LOURDES RODRIGUES MARTINS</p>			
23	<p>MARIA ELSA AFONSO MARTINS Power Of Attorney Of MARIA PRIYANKA FERNANDES BARRETO MARTINS Alias MARIA PRIYANKA FERNANDES BARRETO Alias PRIYANKA BARRETO , Father Name:Late Alberto Afonso, Age: 79,</p> <p>Marital Status: , Gender:Female, Occupation: Land Lady, House No. 400, Ward 14, Caranzalem, Tiswadi, North-Goa, Goa-403002,</p> <p>PAN No.: , as Power Of Attorney Holder for MARIA PRIYANKA FERNANDES BARRETO MARTINS Alias MRS. MARIA PRIYANKA FERNANDES BARRETO Alias PRIYANKA BARRETO</p>			
24	<p>MARIA ELSA AFONSO MARTINS Power Of Attorney Of HAMISH LOURDES MARTINS Alias HAMISH MARTINS , Father Name:Late Alberto Afonso, Age: 79,</p> <p>Marital Status: , Gender:Female, Occupation: Land Lady, House No. 400, Ward 14, Caranzalem, Tiswadi, North-Goa, Goa-403002,</p> <p>PAN No.: , as Power Of Attorney Holder for HAMISH LOURDES MARTINS Alias MR. HAMISH MARTINS</p>			
25	<p>MARIO PETER BRAGANZA Power Of Attorney Of ANITA FERREIRA Alias ANITA FERREIRA Nee MOHINDRA , Father Name:Late Pius Braganza, Age: 73,</p> <p>Marital Status: , Gender:Male, Occupation: Service, 37 Tormead Road, Guildford, Surrey, UK, GU1 2JB,</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
26	MARIO PETER BRAGANZA Power Of Attorney Of ZELMA MARIA BRAGANZA Alias ZELMA MARIA BRAGANZA Nee FERREIRA , Father Name:Late Pius Braganza, Age: 73, Marital Status: , Gender:Male, Occupation: Service, 37 Tormead Road, Guildford, Surrey, UK, GU1 2JB, PAN No.: , as Power Of Attorney Holder for ZELMA MARIA BRAGANZA Alias ZELMA MARIA BRAGANZA Nee FERREIRA			
27	MARIO PETER BRAGANZA Power Of Attorney Of IAN JOSEPH FERREIRA , Father Name:Late Pius Braganza, Age: 73, Marital Status: , Gender:Male, Occupation: Service, 37 Tormead Road, Guildford, Surrey, UK, GU1 2JB, PAN No.: , as Power Of Attorney Holder for IAN JOSEPH FERREIRA			
28	MARIO PETER BRAGANZA Power Of Attorney Of IVOR MARIA FERREIRA , Father Name:Late Pius Braganza, Age: 73, Marital Status: , Gender:Male, Occupation: Service, 37 Tormead Road, Guildford, Surrey, UK, GU1 2JB, PAN No.: , as Power Of Attorney Holder for IVOR MARIA FERREIRA			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Tushar Ladu Sawant, Age: 27, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403513, H.No. 252 Karkyacha Wal Revora Bardez North-Goa Goa, H.No. 252 Karkyacha Wal Revora Bardez North-Goa Goa, Revora, Bardez, NorthGoa, Goa			
2	Name: Sagar Angalakurthi, Age: 30, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.No. 107 Indra Nagar Chimbhel Tiswadi North-Goa Goa, H.No. 107 Indra Nagar Chimbhel Tiswadi North-Goa Goa, Chimbhel, Tiswadi, NorthGoa, Goa			

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Date : 03-Sep-2024

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03/09/2024

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