

Phone No: 9860386883
Sold To/Issued To:
M/s Anand Sagar Home
For Whom/ID Proof:
ABJFA9398K

APV FINANCIAL
APV Financial,
Office No. 38, Titanium
opposite Vision Hospital
Mapusa Gos. 403507

GOA
गोवा

भारत INDIA
INDIA NON JUDICIAL



सत्यमेव जयते
भारतीय गैर न्यायिक



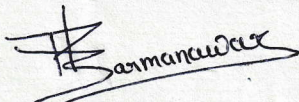
FEB-20-2023 10:40:47

₹ 1485000/-

ONE FOUR EIGHT FIVE ZERO ZERO ZERO

Other
38162071676889647322-00000902
3816207 35/02/06/2021-RD11

For APV FINANCIAL



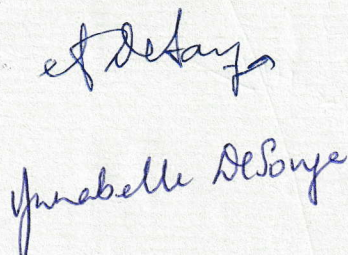
Authorised Signatory



2023-BRZ-1173
09/03/2023

DEED OF SALE

...2/-


Isabelle DeSouza

ANAND SAGAR HOMES


PARTNER

This **DEED OF SALE** is made and executed at Mapusa, Bardez - Goa on this **21st day of February 2023**.



BETWEEN

1. **MR. ALEXANDER DESOUZA alias ALEXANDER DESOUZA alias ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA alias ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA**, son of late John Alexander De Souza alias J A Desouza, 72 years of age, married, retired, Indian National, having Pan Card bearing [redacted] and Aadhaar Card bearing No. [redacted] Contact No. **9437045205** and his wife;

2. **MRS. ANNABELLE DESOUZA alias ANNABELLE ARANHA E D'SOUZA**, daughter of late Alfred John Aranha, 67 years of age, married, housewife, Indian National, having Pan Card bearing No. [redacted] and Aadhaar Card bearing No. [redacted], Contact No. **9437042038**, both resident of Desouzas School, Hill Road, Sector-2, Raurkela (M), Rourkela-6, Sundergarh, Odisha- 769006; hereinafter called the "**VENDORS**"; (Which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE ONE PART.**

AND

M/S. ANAND SAGAR HOMES, a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, holding Pan Card bearing no. [redacted], having its registered office at 161/5, Anand Sagar, Faria Alto, Mapusa, Bardez - Goa, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY**, Son of Muddanna Shetty, 54 years of age, married, business, Indian

ef Desouza
Annabelle Desouza

ANAND SAGAR HOMES ...3/-
[Signature]
PARTNER

National, bearing Pan card No. [REDACTED] and Aadhaar Card bearing No [REDACTED] Contact No. **9860386883**, resident of UG-1 D'sa Apartment Faira Alto Mapusa, Bardez, Goa; and **(2) MR. GOWTHAM SHETTY**, Son of Manjappa Shetty, 33 years of age, married, business, Indian National, having Pan Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED] Contact No. **7020460589**, resident of 1-19-Hindelsu House Naikambli, Chittoor Post, Kundapura Taluka, Udupi, Karnataka 576233; hereinafter called the **"PURCHASERS"**; (Which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE SECOND PART.**

All the parties to this sale deed are Indian National.

WHEREAS VENDORS have represented to the PURCHASERS that they are lawful owners in possession of Immovable Property known as **"AUCHIT WADO" alias "CHONOICHEA GALIVACHEM BORDA"**, admeasuring 1,800 sq.mts, Surveyed under Survey No.341 of Sub Division No.3 of Tivim Village, along with an old residential house therein bearing house No.107, issued by Village Panchayat of Tivim, admeasuring 250 square meters, situated at Tivim, Bardez – Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub - District of Bardez, District of North Goa, State of Goa, which Property is not found to be described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue of Bardez. The same is hereinafter referred to as the **"SAID PROPERTY"** for the sake of brevity and is more fully and particularly described in the **SCHEDULE I** herein under.

et delany
Yvabelle Delany

ANAND SAGAR HOMES

[Signature]
PARTNER

...4/-

WHEREAS the Vendors have further represented to the PURCHASERS that:

The Said Property originally belonged to Comunidade of Tivim and came to be granted as Aforamento for construction of house to Agostinho Xavier de Souza. The entire foro with respect to the said property came to be paid on which final possession of the SAID PROPERTY was granted as aforamento by order of Governor dated 19th May 1938.

That in view of above the name of Mr. Agostinho Xavier de Souza came to be recorded in the occupants column in the Form I and XIV pertaining to said property.

That Mr. Captain John D'souza alias John Damacian Alexander D'Souza alias Captain John Alexander Damasin D'Souza alias John Alexander De Souza, the father of the present Vendor No.1 filed a civil suit for mutation, deletion and for permanent injunction against his parents and others bearing Regular Civil suit No.89 of 1989 in the court of civil Judge Senior Division at Bicholim

That the grandparent of Vendor No.1 namely Mr. Agostinho Xavier de Souza and his wife Mrs. Maria Michael Lobo E Souza came to be impleaded as defendant No.1 and 2 and the above said property was one of the subject matter of the said Civil Suit.

WHEREAS the above Civil suit proceeded ex-parte against the defendants therein and the suit and came to be decreed in favour the plaintiff therein vide Judgment and Order, dated 31st August 1990.

et Delaya
Yvabelle De Souza

ANAND SAGAR HC MES
[Signature]
PARTNER

...5/-

Subsequent on coming to know about the said order the wife Mrs. Maria Lorenda Berta D'Souza and son Mr. Leander Raymond D'Souza of defendant No.6 Late Ignês Maria D'Souza challenged the said order, dated 31st August 1990, before the Additional District Judge Mapusa and the Honourable court vide order, dated 22nd January 1999, quashed and set aside the order, dated 4th October 1994, passed of the learned Civil court Bicholim.



That in view of above Captain John De Souza father of Vendor No.1 became the lawful owners in exclusive possession of the said property.

That Captain John De Souza married to Mrs. Anne Mendes E De Souza alias Aninha Amelia Florencia Mendes e D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza out of their wedlock had one child Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza.

That Captain John De Souza, expired on 16th December 1999 and his wife expired on 27th October 2007, both leaving behind two Wills, both dated 5th June 1990, executed before Sub Registrar of Bardez.

That the said Captain John Alexandre Damasin D'Souza and his wife Mrs. Anne Mendes E DeSouza alias Aninha Amelia Florencia Mendes E D'Souza alias Anne Amy Flory Mendes E D'Souza alias Anne De Souza have executed a Will in favour of their Son Mr. Alexander Desouza alias Alexander Desouza alias Alexander Augustine Luis Mario De Souza alias Alexander Augustine Luis Mario D'souza and their Daughter in

Handwritten signature: Anabela De Souza

ANAND SAGAR H(MES ...6/-
Handwritten signature
PARTNER

Law Mrs. Annabelle Desouza alias Annabelle Aranha E D'souza, both dated 5th June, 1990, registered under No. 13 and 14, respectively, under Book No.III, Volume No. I, dated 10TH June, 1991, executed before Sub Registrar of Bardez.

That upon the death of the parents Vendor No. 1 and 2 came to be the sole owners of the said property along with other properties of Vendor No.1's parents by virtue of two Wills, dated 5th June 1990 as mentioned herein above.

That based on the above Wills, the Vendors have carried out the mutation of the said property and at present in the name of the vendors herein are figuring in the Occupant's Column of Form I and XIV with respect to the Said Property.

AND WHEREAS in view of above the VENDORS are lawful owners in exclusive possession of the SAID PROPERTY along with a old residential house therein, more fully and particularly described in the **SCHEDULE I** herein under.

AND WHEREAS the PURCHASERS have approached the VENDORS to purchase the SAID PROPERTY, **admeasuring 1,800 Sq.mts, Surveyed under Survey No.341 of Sub Division No.3 of Tivim Village, along with a old residential house therein bearing house No.107, issued by Village Panchayat of Tivim, admeasuring 250 square meters, situated at Tivim, Bardez - Goa, situated at Tivim, Bardez - Goa,** The same is more fully and particularly described in the **SCHEDULE I** herein under.

Annabelle Desouza
Annabelle Desouza

ANAND SAGAR HOMES
[Signature]
PARTNER

...7/-

AND WHEREAS the VENDORS have disclosed that the SAID PROPERTY along with a old residential house therein is having marketable title and they are willing to sell the same and the PURCHASERS are desirous in purchasing the same for total sum of **Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only)** being the market value of the same.



AND WHEREAS the VENDORS have further declared to the PURCHASERS that:

- a) the VENDORS are exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTY;
- b) the title of the VENDORS to the SAID PROPERTY is clean, clear, unencumbered, marketable and subsisting;
- c) There is no litigation or any legal proceedings are pending before any Court/ Tribunal, Administrative Authority in respect of the SAID PROPERTY.
- d) The SAID PROPERTY is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e) There is no mundkar/s and/or Building tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right in the SAID PROPERTY
- f) There is no difficulties, legal or otherwise for sale free from encumbrances on the SAID PROPERTY.
- g) The VENDORS have not received any notices of acquisition/ requisition from State Government or Central Government or any local authority and the SAID PROPERTY is not subject matter of any attachment by any authority.

et de la

Yvabelle DeSoye

...8/-

ANAND SAGAR H C MES

[Signature]
PARTNER

AND WHEREAS the VENDORS have now agreed to sell to the PURCHASERS and the PURCHASERS believing to be true all the declarations made by the VENDORS, have agreed to purchase from the VENDORS, the SAID PROPERTY along with a old residential house therein more fully and particularly described in **SCHEDULE I** to this Deed of Sale, for a total sum of **Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only)** .



AND WHEREAS the parties hereto now desire to complete the sale by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

That in consideration of a lump sum amount of **Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only)** which is paid by the PURCHASERS to the VENDORS after deducting TDS of 1% amounting to **Rs.2,97,000/- (Rupees Two Lakhs Ninety Seven Thousand Only)** in following manner:

- I. A sum of **Rs.1,47,01,500/- (Rupees One Crore Forty Seven Lakhs Only)**, is paid by way of RTGS transfer bearing UTR No.BKIDA23067345625, dated 08/03/2023.
- II. A sum of **Rs.1,47,01,500/- (Rupees One Crore Forty Seven Lakhs Only)**, is paid by way of RTGS transfer bearing UTR No.BKIDA23067348879, dated 08/03/2023.

(The VENDORS does hereby admit and acknowledge the receipt of the said amount subject to the realization of the above transfers). The VENDORS do hereby sell, convey, transfer to the PURCHASERS, free from encumbrances, liens, charges, claim or interest of any nature and to have

et de la
Yunabelle D'Souza

ANAND SAGAR HOMES
[Signature]
PARTNER

...9/-



and to hold the same to the PURCHASERS absolutely and forever for quiet and peaceful enjoyment thereof, without any hindrance of any nature from any person/s to the SAID PROPERTY along with a old residential house therein more fully and particularly described in the "**SCHEDULE I**" hereunder written, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto and all estate rights, title, interest, claim and demand to the VENDORS into or the SAID PROPERTY, hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS, together with title, deeds, writings, and other evidence of the title as originally pass on such sale.

1. The VENDORS hereby agree and undertake to save harmless, indemnify and keep indemnified the PURCHASERS from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASERS, by reason of:
 - i) there being any defect in title of the VENDORS to the SAID PROPERTY conveyed hereunder;
 - ii) or there being any liens, charges, encumbrances on the said portion conveyed hereunder;
 - iii) and/or there being any litigation with any person or persons as regards the title in the said portion conveyed hereunder.

Debay
Pranabelli Debye

ANAND SAGAR HOMES

[Signature]
PARTNER

...10/-

2. That the VENDORS shall at all time and at the request and cost of the PURCHASERS does, execute and perform all such further acts, deeds and things as may be required by the PURCHASERS for the purpose of more perfectly conveying and assuring in favour of the PURCHASERS, the SAID PROPERTY along with the old residential house therein conveyed hereunder and/or for the purpose of recording and registering in the name of the PURCHASERS the said portion conveyed hereunder in all Government records including Land Revenue and Land Survey records.

3. The VENDORS and all the persons claiming under them do hereby covenant with the PURCHASERS that the VENDORS have now lawfully been bounded with the SAID PROPERTY along with the old residential house therein free from encumbrances or defects whatsoever and they have absolute authority to sell the SAID PROPERTY.

4. The VENDORS have today delivered to the PURCHASERS the vacant possession of the SAID PROPERTY along with the old residential house therein.

5. The VENDORS hereby also assure the PURCHASERS that there is no encumbrances, charges, liens or any other liability of whatsoever nature in respect of all the SAID PROPERTY along with the old residential house therein conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

edebaya

frabelle Debye

ANAND SAGAR HOMES

[Signature]
PARTNER

...11/-

6. The PURCHASERS shall hold the SAID PROPERTY along with the old residential house therein free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for him. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the PURCHASERS and their representatives, nominees, assigns including any person/s claiming through or under the PURCHASERS harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASERS indemnified against any and all such contingencies.

7. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY, hereby conveyed, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them, shall request and out of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTY, to the use of the PURCHASERS in the manner aforesaid and as shall be reasonably required by the PURCHASERS, their heirs, nominees, assigns or Counsels – in – law.

et Debye
Yvabelle Debye

...12/-

ANAND SAGAR HOMES
[Signature]
PARTNER



8. The VENDORS herein covenant and assure the PURCHASERS that the SAID PROPERTY is completely free from liens and encumbrances whatsoever, and are not in any way mortgaged, used as collateral, or are bonded, pledged, securitized or transacted in any manner whatsoever, and are not subject to any government, bank, court, legal, enforcement, taxation, auditory, financial or regulatory actions or orders whatsoever, known or unknown to the VENDORS as the case may be and the VENDORS undertake to indemnify and keep indemnified the PURCHASERS against any such claims or demands.

9. That all rates, taxes or outgoing dues and payable in respect of the SAID PROPERTY and every part thereof have been paid regularly and no part thereof is or are in arrears and that in the event of any such rates or taxes or outgoing or public charges or other dues being found to have remained unpaid or to be due in respect of the SAID PROPERTY or any part thereof for the period unto date hereof than either it may be paid by the VENDORS directly to the authorities concerned or the same may be reimbursed by the VENDORS to the PURCHASERS against receipts of such payments, if any, effected by the PURCHASERS.

10. That should there be found at any time hereafter any defect in the title of the VENDORS to the SAID PROPERTY or any part thereof of any kind whatsoever (including encumbrances or liens of any kind), or in the event of dispossession of any part thereof or of the SAID PROPERTY by any other person/s, entity or otherwise with a better or

et Delaye
Yunabelle DeBoye

ANAND SAGAR HOMES

PARTNER

...13/-

equivalent title, including any title to an undivided right in the SAID PROPERTY, the VENDORS, and their heirs, executors administrators, successor/s, legal representatives, and permitted assigns shall be fully liable to pay back the PURCHASERS, their legal representatives, executors, administrators, successor/s and assigns or any of them, the entire consideration of the Deed of Sale, and moreover in addition to the all the above, compensation for personal, physical, mental, emotional and financial damages, including loss of good-will and loss of reputation, caused by direct or indirect consequence of the defect in the title, as on the date the defect is made known to the PURCHASERS and any loss sustained by reason thereof, and (including or in addition to) the sum value of the property and the sum value of the expenditure of all the improvements and expenditure on the restoration and value-addition to the SAID PROPERTY made, and the compensatory amount of personal, physical, mental, emotional and financial damages, including loss of good-will and loss of reputation, till such a time the above stated compensation/damages of the SAID PROPERTY is fully paid and made good by the VENDORS to the PURCHASERS.

11. That the VENDORS shall have no objection whatsoever to the transfer of other government, Panchayat or civil utilities if any associated with the SAID PROPERTY.

et defay
Yvabelle DeSoye

ANAND SAGAR HOMES

[Signature]
PARTNER

...14/-

12. The PURCHASERS prior to the execution of this Deed of Sale had published public notice in local newspaper's i.e. English newspaper namely "O HERALDO" and "THE NAVHIND TIMES", on 29/09/2022, inviting attention of the general public about their desire to purchase the SAID PROPERTY and inviting objections if any to the proposed sale. No objections of whatsoever nature were received from any one.

13. The VENDORS hereby gives their consent and their No-objection for recording the name of the PURCHASERS in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PROPERTY. In fact, this sale deed itself may be considered as a No Objection Certificate for the same.

14. That the PURCHASERS have investigated with the title and the declaration made by the VENDORS and after getting fully satisfied with the title of the VENDORS are executing the present sale deed.

15. That the VENDORS are aware of Notification bearing no: RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.

16. That the VENDORS do not belong to Schedule Caste and Schedule Tribes.

ef DeSoye
Yvonne DeSoye

...15/-
ANAND SAGAR HOMES
[Signature]
PARTNER

17. For the valuation purpose, the said property being 1,800 Sq.mts is valued @ **8,000 per Sq.mts**, which amounts to **Rs.1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only)** and the residential house in the said property being old house, admeasuring 250 Sq.mts is valued @ 30,000 per Sq.mts, which amounts to **Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)**, total of which comes to **Rs.2,19,00,000/- (Rupees Two Crore Nineteen Lakhs Only)**.

However since the consideration is more than the valuation, stamp duty and registration is paid on the consideration amount of **Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only)** and stamp duty of **Rs.14,85,000/-** is embossed herewith.



18. That the PURCHASERS hereinabove as per the notification issued by the Goa Government have paid T.D.S of 1% on the total amount of **Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only)** by way of following Acknowledgements:

- i. CIN No.23030600654002BKID, dated 06/03/2023, Rs.1,48,500/-.
- ii. CIN No.23030600656252BKID, dated 06/03/2023, Rs.1,48,500/-.

Delafay
Yvonne DeBouge

ANAND SAGAR HOMES
[Signature]
PARTNER

...16/-

SCHEDULE I**(DESCRIPTION OF THE SAID PROPERTY)**

All that Immovable Property known as **"AUCHIT WADO"** alias **"CHONOICHEA GALIVACHEM BORDA"** admeasuring 1,800 Sq.mts, Surveyed under Survey No.341 of Sub Division No.3 of Tivim Village, along with an old residential house therein bearing house No.107, issued by Village Panchayat of Tivim, admeasuring 250 square meters, situated at Tivim, Bardez – Goa situated at Tivim, Bardez – Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub - District of Bardez, District of North Goa, State of Goa. Which Property is not found to be described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue of Bardez. The same is bounded as under:

East: by Road

West: by Property bearing Survey No. 341/7.

North: Partly by Main Road from Mapusa to Bicholim and Partly by Property bearing Survey No. 341/2 and Survey No. 341/4.

South: by Property bearing Survey No. 341/6 and Survey No. 341/8.

IN WITNESS WHEREOF the present deed is signed by the VENDORS and the PURCHASERS on the day, month and year first herein above mentioned.

Shreyas
Shreyas De Souza

ANAND SAGAR HOMES
[Signature]
PARTNER

...17/-



et desouza
et desouza

MR. ALEXANDER DESOUZA

alias ALEXANDER DESOUZA

alias ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA

alias ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA

VENDOR NO.1

L. H. F. Prints

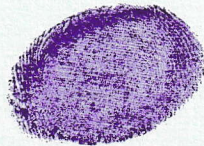
R. H. F. Prints



(1) _____



(1) _____



(2) _____



(2) _____



(3) _____



(3) _____



(4) _____



(4) _____



(5) _____



(5) _____

et desouza
imabelle Desouza

ANAND SAGAR H. MES..18/-

et desouza
et desouza
PARTNER



Annabelle DeSouza

Annabelle DeSouza

MRS. ANNABELLE DESOUZA

alias ANNABELLE ARANHA E D'SOUZA

VENDOR NO.2

L. H. F. Prints

R. H. F. Prints



(1)



(1)



(2)



(2)



(3)



(3)



(4)



(4)



(5)



(5)

et delay
Annabelle DeSouza

ANAND SAGAR HOMES

Ch. K. Singh

[Signature]

...19/2

PARTNER



M/S. ANAND SAGAR HOMES

REPRESENTED BY ITS PARTNER

MR. RAGHAV M. SHETTY

PURCHASER NO.1

L.H.S. Prints

R.H.F. Prints



(1) _____	(1) _____
(2) _____	(2) _____
(3) _____	(3) _____
(4) _____	(4) _____
(5) _____	(5) _____

et delaya
Yvonnabelle DeSouza

...20/-

ANAND SAGAR HOMES

et delaya
PARTNER



[Handwritten signature in blue ink]

M/S. ANAND SAGAR HOMES

REPRESENTED BY ITS PARTNER











MR. GOWTHAM SHETTY

PURCHASER NO.2

L.H.S. Prints

R.H.F. Prints



(1) 	(1) 
(2) 	(2) 
(3) 	(3) 
(4) 	(4) 
(5) 	(5) 

[Handwritten signature in blue ink]
[Handwritten signature in blue ink]

...21/-

ANAND SAGAR HOMES
[Handwritten signature in blue ink]
PARTNER

WITNESSES:-

(1) Pramay Dabolkar

Xell, Sodim Siolim Bandez - Goa

P Dabolkar(2) Mrs Varsha Yeshwant Bisodkar

R/o H.No. 6/86/1, Sawalwada, Pernem - Goa

V Bisodkar

efdebya
frunabelle Desaiya

ANAND SAGAR HC MES

Ch. H. H. H.
SPH
 PARTNER



FORM I & XIV

100016605869

Date : 06/03/2023

नमूना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Tivim
गांव
Name of the Field Auchit Wado
शेताचें नांव

Survey No. 341
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.15.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.02.50	0000.00.00	0000.02.50	0000.18.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Alexander Augustine Luis Mario de Souza		6482	
2	Annabelle Aranha E D'Souza		6482	

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

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

et delays
Annabelle DeSouza

ANAND SAGAR H. MES
PARTNER



FORM I & XIV

100016605869

Date : 06/03/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Tivim
गांव
Name of the Field Auchit Wado
शेताचें नांव

Survey No. 341
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 06/03/2023 at 2:58:29PM as per Online Reference Number - 100016605869. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

etdefaya
Yvabelle De Souza

ANAND SAGAR H C MES
shilpa
PARTNER



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Mar-2023 11:40:46 am

Document Serial Number :- 2023-BRZ-1173

Presented at 11:30:38 am on 09-Mar-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1485000
2	Registration Fee	891000
3	Tatkal appointment fee	10000
4	Mutation Fees	2010
5	Processing Fee	2100
Total		2390110

Stamp Duty Required :1485000/-

Stamp Duty Paid : 1485000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAGHAV M. SHETTY REPRESENTED AS A PARTNER FOR ANAND SAGAR HOMES ,Father Name:Muddanna Shetty, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - UG-1 D'sa Apartment Faira Alto Mapusa, Bardez, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALEXANDER DESOUZA Alias ALEXANDER DESOUZA Alias ALEXANDER AUGUSTINE LUIS MARIO DE SOUZA Alias ALEXANDER AUGUSTINE LUIS MARIO D'SOUZA , Father Name:Late John Alexander DeSouza Alias J A Desouza, Age: 72, Marital Status: Married ,Gender:Male,Occupation: Other, Desouzass School, Hill Road, Sector-2, Raurkela (M), Rourkela-6, Sundergarh, Odisha- 769006, PAN No.			

Book :- 1 Document

Registration Number :- **BRZ-1-1105-2023**

Date : 09-Mar-2023

Bardez

SUB-REGISTRAR
BARDEZ

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

Scanned by Nailancia Costa [DEO]

Costa



Original Copy

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

Date of Receipt: 09-Mar-2023

Received the following amounts from **RAGHAV M. SHETTY REPRESENTED AS A PARTNER FOR ANAND SAGAR HOMES** for Registration of above Document in Book-1 for the year 2023

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

Name of the Person Authorized :

Adv. v. y. Bhowdhar.

The Registered Document has been handed over to on Dated **09-Mar-2023**

Signature of the Presenter

Signature of the Sub-Registrar

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 09-Mar-2023 11:47:55

Date of Receipt: 09-Mar-2023

Receipt No : 2022-23/9/5830

Serial No. of the Document : 2023-BRZ-1173

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

Received the following amounts from **RAGHAV M. SHETTY REPRESENTED AS A PARTNER FOR ANAND SAGAR HOMES** for Registration of above Document in Book-1 for the year 2023

Registration Fee	891000	E-Challan(Online fee)	• Challan Number : 202300138414 • CIN Number : CPACMSDWC0	446550
		E-Challan(Online fee)	• Challan Number : 202300138403 • CIN Number : CPACMUKHK7	444450
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300143844 • CIN Number : CPACMXPBM2	10000
Processing Fee	2100	E-Challan(Online fee)	• Challan Number : 202300138403 • CIN Number : CPACMUKHK7	2100
Total Paid	903100 (Rupees Nine Lakh Three Thousand One Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Adv. V. Y. Bholekar.

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **09-Mar-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar