

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:- 07-Nov-2023 15:44:38

Date of Receipt: 07-Nov-2023

Receipt No : 2023-24/9/6120

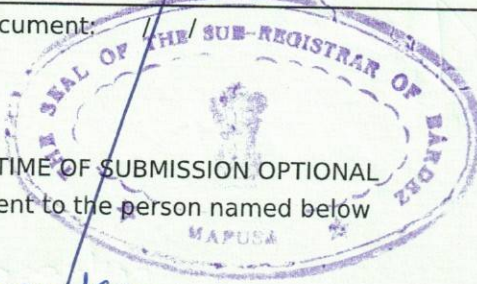
Serial No. of the Document : 2023-BRZ-5592

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

Received the following amounts from **NAMAN ARORA PARTNER OF TISA LUXURY HOMES** for Registration of above Document in Book-1 for the year 2023

Registration Fee	1800000	E-Challan(Online fee)	• Challan Number : 202300797656 • CIN Number : CPADFMGOP3	900000
		E-Challan(Online fee)	• Challan Number : 202300741845 • CIN Number : 2642360938	900000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300741839 • CIN Number : 202328767919824	10000
Processing Fee	2520	E-Challan(Online fee)	• Challan Number : 202300741845 • CIN Number : 2642360938	2900
Total Paid	1812900 (Rupees Eighteen Lakhs Twelve Thousands Nine 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. Sanket Surtgaonkar

81

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 **07-Nov-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

Phone No:
Sold To/Issued To:
Tisa Luxury Homes
For Whom/ID Proof:
Pan card



OCT-10-2023 14:50:24

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
3815345 1696949424032-00007039
3815345 35/02/05/2021-RD1

For CITIZEN CREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Nafomo

Manager / Authorised Signatory



Dr. No. 2023-BR2-5592
07/11/2023

DEED OF SALE

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Phone No:
Sold To/Issued To:
Tisa Luxury Homes
For Whom/ID Proof:
Pan card



₹ 1600000/-
ONE SIX ZERO ZERO ZERO ZERO ZERO

Other
38153451696949435253-00007040
3815345 35/02/05/2021-RD1

For CITIZEN CREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

NAfomo
Manager / Authorised Signatory



Sr. No. 2023-BR2-5592
07/11/2023

DEED OF SALE

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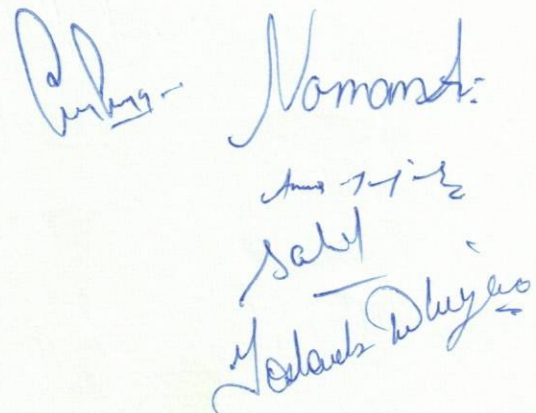
This **Deed of Sale** is executed at Mapusa Goa, on this 06th day of November, 2023

BETWEEN

1. **Mrs. ANUNCIACAO LIBERTA ESPERANCE alias ANNUNCIACAO LIBERATE ESPERANCE E TRAVASSO alias NANCY TRAVASSO alias ANUNCIACAO L TRAVASSO,** w/ o Mr. Late Mando Aurelio Silvestre Jose De Carmo Valadares Travasso, D/o Eulegio Esperanca, 92 years of age, widow, housewife, Indian National, holding PAN - and Aadhaar Card bearing No. , resident of House No.31, Near Dattatraya Devasthan Nagoa, Calangute, North Goa. 403516.
2. **Mr. LEO VALENTINE DSOUZA alias LEO VELENTINE DSOUZA,** s/o Mr. Anthony Francis DSouza, 66 years of age, Married, Service, Indian National, holding PAN - and Adhaar Card bearing No. , resident of Atmaram Bldg, 1st Floor, Room no.14, St, Francis Xavier Street, Thakurdwar, Mumbai, Kalbadevi, Mumbai Maharashtra and his wife
3. **Mrs. DEODITA PERPETUA MARIA D'SOUZA ALIAS DSOUZA DEODITA P M,** d/o Mr. Rocky Dias, 59 years of age, Married, house wife, Indian National, holding PAN - and Adhaar Card bearing No. , resident of House No. 126 Cotula Bardez, Saligao North, Goa. 403511.



Handwritten signatures of the parties involved in the deed of sale, including the names of the sellers and the buyer.



Handwritten signatures of the parties involved in the deed of sale, including the names of the sellers and the buyer.

4. **Mr. AGNELO D'SOUZA ALIAS AGNELO ANTONIO DSOUZA**,
s/o Mr. Anthony Francis DSouza, 58 years of age, Married,
Indian National, holding PAN - [REDACTED] and Adhaar
Card bearing No. [REDACTED], resident of House No. 2/4,
Atmaram Building, St, France Xavier Street, Thakurdwar,
Kaibadevi Mumbai and his wife,

5. **Mrs. SHEILA D'SOUZA ALIAS SHEILA AGNELO DSOUZA**,
d/o Mr. Arthur Joseph Almeida, 58 years of age, Married,
Indian National, holding PAN - [REDACTED] and Adhaar
Card bearing No. [REDACTED], resident of House No. 2/4,
Atmaram Building, Room No-14 St, Francis Xavier Street
Thakurdwar Kaibadevi Mumbai Maharashtra, hereinafter
referred to as the '**VENDORS**' (which expression shall include
their heirs, successors, executors, administrators and
assigns) of the **FIRST PART**.

AND

TISA LUXURY HOMES, a partnership Firm, having PAN Card
No. - [REDACTED], with its office at 558, 4TH Floor, Sector 27
Gurgaon, Haryana -122009, herein represented by all its
partners:

A) Mr. SAHIL AGGARWAL, s/ o Mr. Bihari Lal Aggarwal, 34
years of age, married, business, Indian National, holding PAN -
[REDACTED] and Aadhaar Card bearing No. [REDACTED],
resident of BN-15 East BN Block Near HDFC Bank BN Block
Shlimar Bagh Shalimar Bagh North West Delhi- 110088.

[Handwritten signatures and initials]
D'Souza

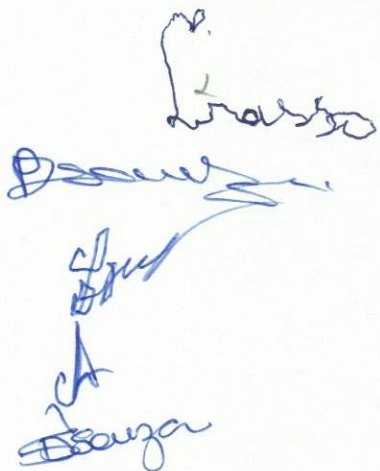
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Sahil
4

B) Mr. ANKUR JHUNJHUNWALA, s/o Krishna Kumar Jhunjhunwala, 34 years of age, married, business, Indian National, holding PAN - [REDACTED] and Aadhaar Card bearing No. [REDACTED], resident of A K-2, Shailmar Bagh North West Delhi- 110088.

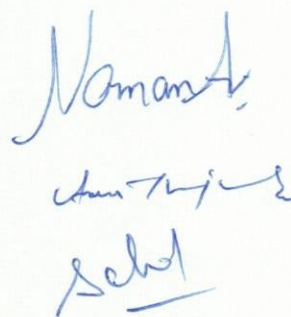
C) Mr. TOSHANK DHINGRA, s/ o Mr. Narender Dhingra, 32 years of age, married, business, Indian National, holding PAN - [REDACTED] and Aadhaar Card bearing No. [REDACTED], resident of 31-A Anubhav Apartment sector-13 Rohini Avantika Rohini Sector-7, Narela, North West Delhi- 110085.

D) Mr. NAMAN ARORA, s/ o Mr. Inder Mohan Arora, 27 years of age, unmmarried, business, Indian National, holding PAN - [REDACTED] and Aadhaar Card bearing No. [REDACTED], resident of House No-4705 First Floor, DLF City Phase-4, Galleria Market, Galleria DLF-IV, Gurgaon, Haryana-122009.

E) Mr. ANUJ HASIJA, s/ o Mr. Mahinder Kumar Hasija, 27 years of age, married, business, Indian National, holding PAN - [REDACTED] and Aadhaar Card bearing No. [REDACTED], resident of 34, sector 14, Gurgaon, Gurgaon, Haryana, 122001, hereinafter referred to as the '**PURCHASER**' (which expression shall include his/her/their heirs, successors, executors, administrators and assigns) of the **SECOND PART**.







WHEREAS there exists a property known as "BATTULEM" or "BATLE" or BATULEM" or also known as "FOGADDACHEM" or "FAGADDACHEM" or "FOGADDICHEM" or "FOGODACHEM" or FOYADDACHEM with its bund of coconut trees towards the eastern side, admeasuring an area of 2525 square meters, presently bearing survey No. 10/10 of Candolim Village, Bardez, Goa, described in the Land Registration Office under no. 12090 at pages 152 of Book B.31 (new), situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North-Goa District, Goa, which shall hereinafter be referred to as the "SAID PROPERTY", for brevity's sake, more clearly described in the Schedule herein below written.



AND WHEREAS vide a Deed of Purchase and Sale dated 18.11.1905, registered before Joao Copertino da Caridade Frias, in the Office of the Notary Public of the Judicial Division of Bardez, at Folios 36 reverse, 37 and 37 reverse of the Book No.82 of the Notary of Bardez, Tab C. Frias, the said property, was purchased by Manuelina Anastasia de Oliveira, wife of late Constancio Maria de Valadares, resident of Candolim, from one Anna Severina Lobo.

AND WHEREAS upon the purchase of the said property, by the said Manuelina Anastasia de Oliveira, wife of late Constancio Maria de Valadares, the said property came to be described as a separate independent property under no. 12090 at page 152 of Book B-31 New and the same came to be inscribed under no. 7907 at pages 65 reverse of Book no G-12, in favour of

Manuelina Anastasia de Oliveira

Joao Copertino da Caridade Frias

Anna Severina Lobo

Manuelina Anastasia de Oliveira
Joao Copertino da Caridade Frias
Anna Severina Lobo

Manuelina Anastasia de Oliveira, wife of Constancio Maria de Valadares, proprietor and resident of Candolim, for having purchased it from the said Anna Severina Lobo, widow of Antonio Miguel Joaquim Barreto, proprietor and resident of the same place.

AND WHEREAS the said property came to be recorded in the old cadastral survey records of Candolim Village under no.1454 in the name of Manuelina Anastasia de Oliveira.

AND WHEREAS the said Constancio Maria de Valadares or Constancio Maria Visitacao Valadares and his wife Manuelina Anastasia de Oliveira, passed away, without leaving any will or any other disposition of their last wish, leaving behind as their sole and universal heiress, their only daughter, Ms Maria Libania Valadares married to Pedro Damiao do Carmo Travasso, which was confirmed vide the Deed of Succession Gift dated 21st June, 1947, registered/recorded before Guilherme Diogo Jose Conceicao das Dores Lobo, Licentiate in Law, Notary in the Comarco of Bardez.

AND WHEREAS vide the same Deed of Succession Gift dated 21st June, 1947, the said the said Maria Libania Valadares and her husband Pedro Damiao do Carmo Travasso, gifted the said property to their only four issues, namely, Armando Dionisio Mariano Jose do Carmo Travasso, Demundo Edmundo Mario Visitacao Jose do Carmo Travassos, both married and Anacleto Longuinhas Xavier Jose do carmo Travassos and Manso Aurelio



Travasso
Bardez
Bardez
Guilherme Diogo Jose
Conceicao das Dores Lobo
Anacleto
Longuinhas Xavier Jose
Manso Aurelio

Silvestre Jose do Carmo Travassos, both unmarried, in equal shares, with reservation of usufruct in their favour.

AND WHEREAS an Inventory Proceedings was commenced in the Court of the Civil Judge Senior Division, at Mapusa, which came to be registered under Inventory Proceedings No. 523/2019/A, for the partition of the estate of the late Mrs. Maria Libania Valadares and her husband Mr. Pedro Damiao Travasso, Mr. Armando Travasso alias Armando Dionisio Mariano Jose do Carmo Trvassos and his wife Mrs. Maria Antonia Alexandrina Inez Lopes e Travass alias Maria Anton Traves, Mr. Anacleto Travasso alias Anacleto Longuinhas Xavier Jose do Carmo Travassos alias Anaclet Travas, Mr. Edmundo Travasso alias Demundo Edmundo Mario Visitacao Jose do Carmo Travassos alias Eddy Travas and his wife Mrs. Pauline alias Antonia Paula Travasso, and Mr. Manso Aurelio Silvestre Jose De Carmo Valadares Travasso alias Manso Travasso alias Mapesu Travas, wherein the said property which was the only asset listed therein, was allotted to Mrs. Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso (7/8th), to Mr. Leo Valentine DSouza and his wife Mrs. Deodita Perpetua Maria D'Souza (1/16th) and to Mr. Agnelo D'Souza and his wife Mrs. Sheila D'Souza (1/16th) vide the Final Chart of Allotment dated 20/12/2019 and the same was confirmed vide Judgment and decree dated 14/01/2020 and thus the said persons, namely, Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso, Mr. Leo Valentine DSouza and his wife Mrs. Deodita Perpetua Maria D'Souza and Mr. Agnelo D'Souza and his wife Mrs. Sheila D'Souza, came to be declared as the sole heirs of the



[Handwritten signatures in blue ink:]
Travasso
DSouza
DSouza
Manso
Nancy
Leo Valentine
Deodita
Agnelo
Sheila

deceased therein and also held to be solely and exclusively entitled to the said property.

AND WHEREAS the form I & XIV(survey records) of the said property is presently standing exclusively in the name of Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso, Mr. Leo Valentine DSouza and his wife Mrs. Deodita Perpetua Maria D'Souza and Mr. Agnelo D'Souza and his wife Mrs. Sheila D'Souza.

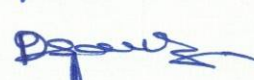
AND WHEREAS the VENDORS have represented to the PURCHASER, that the VENDORS are the sole, absolute and exclusive owners and in exclusive possession of the SAID PROPERTY.

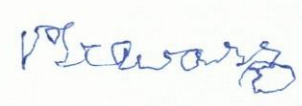
AND WHEREAS the VENDORS have represented to the PURCHASER that there are no tenants, mundkars, occupants, claimants or any other rights holders in or to the SAID PROPERTY.

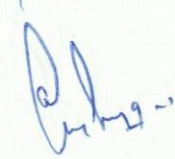
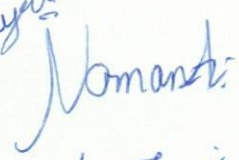
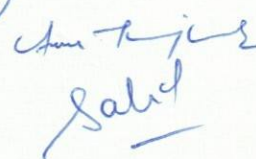
AND WHEREAS the VENDORS have represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDORS are the sole, absolute and exclusive owners, and in absolute and exclusive possession of the SAID PROPERTY, and there is no other person(s), who can prove or claim a better title to the SAID PROPERTY.

AND WHEREAS based on the aforesaid specific representations of the VENDORS, and believing the same to be true, the







PURCHASER has approached the VENDORS with a proposal to purchase from the VENDORS, the SAID PROPERTY, admeasuring 2525 sq. mts, bearing Survey No. 10/10 of Candolim Village, situated in the Village of Candolim, Sub-District of Bardez, North-Goa, Goa, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 6,00,00,000/- (Rupees Six Crores Only)**, subject to the terms and conditions mentioned herein below and the VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER for the aforesaid consideration.

AND WHEREAS the VENDORS and the PURCHASER are now therefore executing this Deed of Sale, on the following terms and conditions.



NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of a sum of **Rs. 6,00,00,000/- (Rupees Six Crores Only)** paid by the PURCHASER to the VENDORS, vide Demand Draft dated 13-10-2023, bearing no. 198952, drawn on the Union Bank of India, for a sum of Rs.16,66,667/- (Rupees Sixteen Lakhs Sixty Six thousand Six Hundred Sixty Seven only), in favour of the VENDOR No.1; vide Demand Draft dated 13-10-2023, bearing no. 198955, drawn on the Union Bank of India, for a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs only), in favour of the VENDOR No.2; vide Demand Draft dated 13-10-2023, bearing no. 198956, drawn on the Union Bank of India, for a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs only), in

[Handwritten signatures and names of the parties involved in the deed of sale, including the Purchaser and Vendors.]



favour of the VENDOR No.3; vide Demand Draft dated 13-10-2023, bearing no. 198953, drawn on the Union Bank of India, for a sum of Rs.16,66,667/- (Rupees Sixteen Lakhs Sixty Six thousand Six Hundred Sixty Seven only), in favour of the VENDOR No.4; vide Demand Draft dated 13-10-2023, bearing no. 198954, drawn on the Union Bank of India, for a sum of Rs.16,66,666/- (Rupees Sixteen Lakhs Sixty Six thousand Six Hundred Sixty Six only), in favour of the VENDOR No.5; vide Demand draft dated 04-11-2023, bearing no. 012163, drawn on the IDBI BANK, for a sum of Rs. 82,33,333/- (Rupees Eighty Two Lakhs Thirty Three Thousand Three Hundred Thirty Three Only), in favour of the VENDOR No.1; vide Demand draft dated 06-11-2023, bearing no. 012164, drawn on the IDBI BANK, for a sum of Rs. 1,23,50,000/- (Rupees One Crore Twenty Three Lakhs and Fifty Thousand Only), in favour of the VENDOR No.2; vide Demand Draft dated 06-11-2023, bearing no. 011856, drawn on the IDBI BANK, for a sum of Rs. 1,23,50,000/- (Rupees One Crore Twenty Three Lakhs and Fifty Thousand Only), in favour of the VENDOR No.3; vide Demand Draft dated 04-11-2023, bearing no. 012162, drawn on IDBI BANK, for a sum of Rs. 82,33,333/- (Rupees Eighty Two Lakhs Thirty Three Thousand Three Hundred Thirty Three Only), in favour of the VENDOR No.4; vide Demand dated 04-11-2023, bearing no. 012161, drawn on the IDBI BANK, for a sum of Rs. 82,33,334/- (Rupees Eighty Two Lakhs Thirty Three Thousand Three Hundred Thirty Four Only), in favour of the VENDOR No.5; and a sum of Rs. 6,00,000/- (Rupees Six Lakhs Only) deducted towards TDS and paid to the Income Tax account of the VENDORS (the receipt of which entire consideration the VENDORS do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole,

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Ch. Danga
Kumar

[Handwritten signatures]
Ashish Dhillon
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Sahil

absolute and exclusive owners of the SAID PROPERTY, admeasuring 2525 sq. mts, bearing Survey No. 10/10 of Candolim Village, situated in the Village of Candolim, Sub-District of Bardez, North-Goa, Goa,, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, admeasuring 2525 sq. mts, bearing Survey No. 10/10 of Candolim Village, situated in the Village of Candolim, Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.

2. The sale consideration of the SAID PROPERTY, has been paid in full in favour of the VENDORS and the VENDORS categorically and specifically admit and acknowledge the receipt of the entire sale consideration and give full discharge of the same to the PURCHASER and the VENDORS undertake not to raise any

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other person or persons and if any claims are made against the SAID PROPERTY, the same shall be settled or dealt with by the VENDORS alone, at their own cost, without any liability to the PURCHASER.

6. The VENDORS do hereby covenant, undertake and declare as under:

- a) That the SAID PROPERTY, is free from all encumbrances, charges, liens, mortgages, equities, claims or demands, whatsoever, and the VENDORS have not done anything whereby the SAID PROPERTY, may be subject to any attachment, charge or lien of any Bank, Court or person whatsoever or whomsoever.
- b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY.
- c) That the SAID PROPERTY, is not subject matter of any acquisition or requisition or affected by any Government Notification or order or notice under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.
- d) That the VENDORS have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY, nor have they agreed to sell or encumber the SAID PROPERTY, in any manner whatsoever.



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[Signature] [Signature] [Signature] [Signature]
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- e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons or entities in over or in respect of the SAID PROPERTY, hereby sold.
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition, setbacks, easements in respect of the SAID PROPERTY, nor is the SAID PROPERTY, affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are No Mundkars, Tenants, other right holders, or any other occupants of/on the SAID PROPERTY.
- h) There is no access/path passing through the SAID PROPERTY.
- i) That the title of the VENDORS to the SAID PROPERTY is clear and marketable.
- j) That the VENDORS have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY.
- k) That the SAID PROPERTY is not subject to any notice of attachment by the Income Tax Authorities, Enforcement Directorate, Directorate of Revenue Intelligence or any other Government Authorities, or any bankruptcy proceedings initiated against the VENDORS.



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[Handwritten signatures: "Vishwas", "Dhanraj", "Ch", "Dhanraj"]

[Handwritten signatures: "Yashvish", "Naman", "Chand", "Salil"]

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Yakob Dreyer
A. Dreyer

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12/12/20

SCHEDULE

[SAID PROPERTY]

ALL THAT PROPERTY known as "BATTULEM" or "BATLE" or BATULEM" or also known as "FOGADDACHEM" or "FAGADDACHEM" or "FOGADDICHEM" or "FOGODACHEM" or FOYADDACHEM with its bund of coconut trees towards the eastern side, admeasuring an area of **2525** square meters, presently bearing survey No. **10/10** of Candolim Village, Bardez, Goa, described in the Land Registration Office under no. 12090 at pages 152 of Book B.31 (new), situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North-Goa District, Goa, and is presently bounded as under:

North : By the property bearing survey no. 10/5 and 10/12;

South : By the property bearing survey no. 18/2 and 10/11;

East : By a road and property bearing survey no. 10/2;

West : By the property bearing survey no. 10/4 of Candolim,
(The SAID PROPERTY is delineated in red in the plan annexed hereto)

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

[Signature]

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[Signature]

SIGNED SEALED AND DELIVERED]

BY THE WITHIN-NAMED VENDOR no.1]

L. Travasso



Mrs. ANUNCIACAO LIBERTA ESPERANCE alias
ANNUNCIACAO LIBERATE ESPERANCE E TRAVASSO alias
NANCY TRAVASSO alias ANUNCIACAO L TRAVASSO.

L.H.F. Prints

R.H.F. Prints

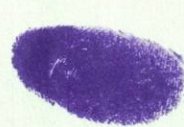
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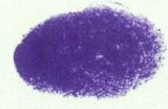
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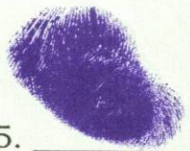
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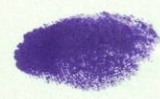
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3. 

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SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR no.2]



[Signature]

Mr. LEO VALENTINE DSOUZA alias LEO VELENTINE
DSOUZA.

L.H.F. Prints



1. _____



2. _____



3. _____



4. _____



5. _____

[Signature]

R.H.F. Prints



1. _____



2. _____



3. _____



4. _____



5. _____

[Signature]

[Signature]

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[Signature]
Namant:
Amthin
Sahid

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR no.3



Deodita

Mrs. DEODITA PERPETUA MARIA D'SOUZA ALIAS DSOUZA
DEODITA P M

L.H.F. Prints

R.H.F. Prints



Deodita

Deodita

Deodita

Deodita

Deodita

Deodita

Deodita

SIGNED SEALED AND DELIVERED]

BY THE WITHIN-NAMED VENDOR no.4]

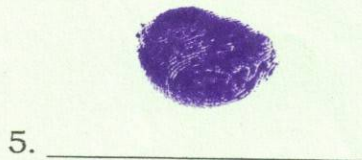
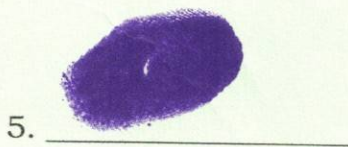
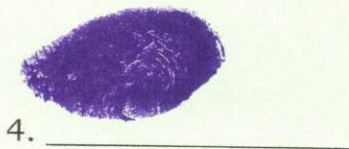
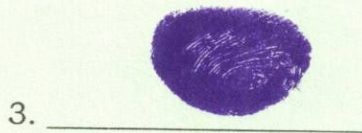
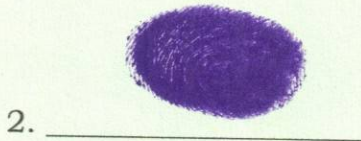
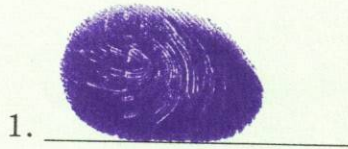
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Mr. AGNELO D'SOUZA ALIAS AGNELO ANTONIO DSOUZA

L.H.F. Prints

R.H.F. Prints



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BY THE WITHIN-NAMED VENDOR no.5]



D Souza

Mrs. SHEILA D'SOUZA ALIAS SHEILA AGNELO DSOUZA

L.H.F. Prints

R.H.F. Prints



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L. H. F.

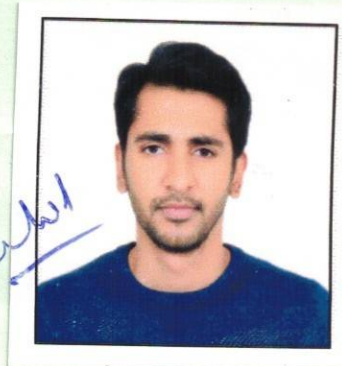
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D Souza

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BY THE WITHIN-NAMED PURCHASER]

Sahil

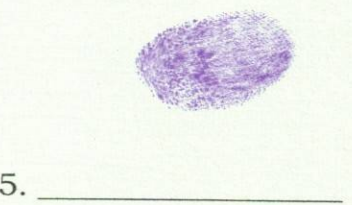
Sahil



A) Mr. SAHIL AGGARWAL
PARTNER OF TISA LUXURY HOMES

L.H.F. Prints

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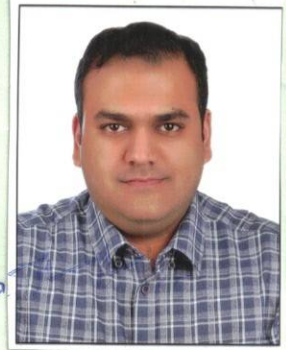
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Yashank Dhyas

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BY THE WITHIN-NAMED PURCHASER]



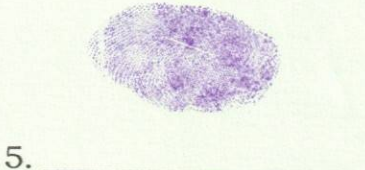
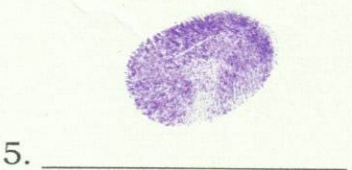
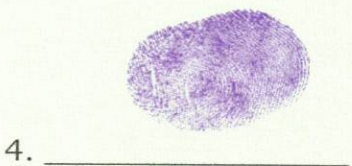
Ankur Jhunjhunwala

Ankur

B) Mr. ANKUR JHUNJHUNWALA
PARTNER OF TISA LUXURY HOMES

L.H.F. Prints

R.H.F. Prints



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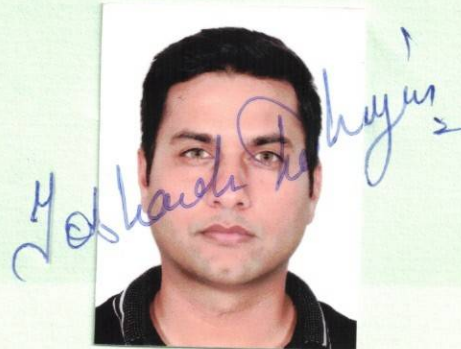
Yashant Duggal

Nomant

Ankur Jhunjhunwala
Sahar

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BY THE WITHIN-NAMED PURCHASER]

Toshank Dhingra



C) Mr. TOSHANK DHINGRA
PARTNER OF TISA LUXURY HOMES



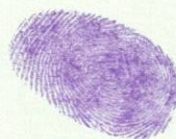
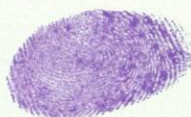
L.H.F. Prints

R.H.F. Prints



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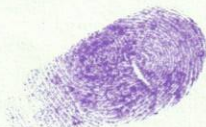
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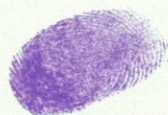
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Toshank Dhingra

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BY THE WITHIN-NAMED PURCHASER]

Naman Arora



d) Mr. NAMAN ARORA
PARTNER OF TISA LUXURY HOMES

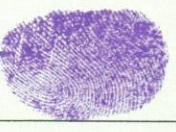


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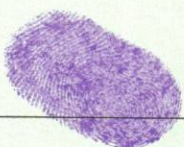
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R.H.F. Prints

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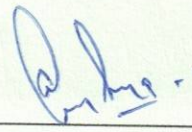
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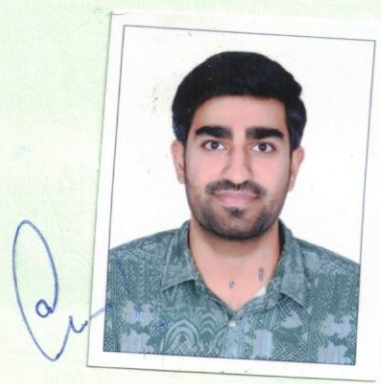
Naman Arora

Shruti
Shruti

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BY THE WITHIN-NAMED PURCHASER]

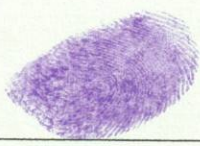






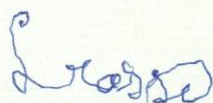
D) Mr. ANUJ HASIJA
PARTNER OF TISA LUXURY HOMES

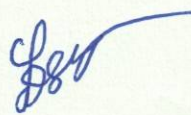
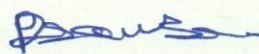
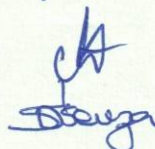
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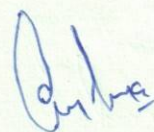
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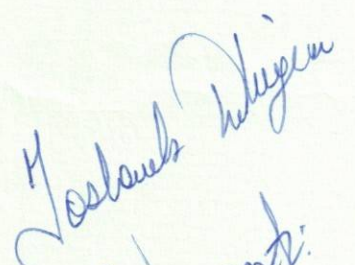
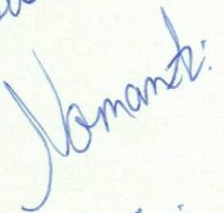
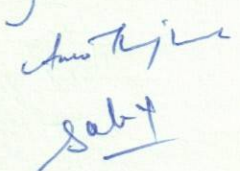
R.H.F. Prints

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WITNESSES :



[Signature]
1. Gautami Gorekar.

H.No-457, Kudg Waddo.
ARPORA BARDEZ GOA.

D. Pooamma
2. Pooamma Kunal Palekar

H.No -228, Silwa Waddo,
Goa Velha,
403108.

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**FORM I & XIV**

नमुना नं १ व १४

Date : 13/10/2023

Page 1 of 2

Survey No. 10

सर्वे नंबर

Sub Div. No. 10

हिस्सा नंबर

Tenure

सत्ता प्रकार

Taluka BARDEZ

Village Candolim

Name of the Field Battle

शेताचें नांव

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.00.00	0000.01.50	0000.23.75	0000.00.00	0000.00.00	0000.00.00	0000.25.25

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जामीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.25.25

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

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा	
1	Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso		73100	
2	Leo Valentine D Souza		73100	
3	Deodita Perpetua Maria D Souza		73100	
4	Agnelo D Souza		73100	
5	Sheila D Souza		73100	

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

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

Deodita Perpetua Maria D Souza
Leo Valentine D Souza
Agnele D Souza
Sheila D Souza

Annunciacao Liberate Esperance e Travasso
Nancy Travasso
Deodita Perpetua Maria D Souza
Agnele D Souza
Sheila D Souza

**FORM I & XIV**

100018005820

Date : 13/10/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ

तालुका
Village Candolimगांव
Name of the Field Battle

शेताचें नांव

Survey No. 10

सर्वे नंबर

Sub Div. No. 10

हिस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



The record is computer generated on 13/10/2023 at 1:14:22PM as per Online Reference Number - 100018005820. 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>

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Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Candolim Village
Survey No.: 10 , Subdivision No.: 10

Scale 1:1000

Reference No.: REV192340953



SSA 2
7/11/23

Bardez

Bardez

Bardez

Bardez

This record is computer generated on 16-08-2023 06:16:29. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 07-Nov-2023 04:21:57 pm

Document Serial Number :- 2023-BRZ-5592

Presented at 03:33:02 pm on 07-Nov-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	3600000
2	Registration Fee	1800000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	2520
Total		5414520

Stamp Duty Required :3600000/-

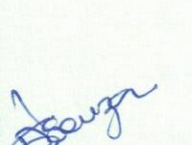
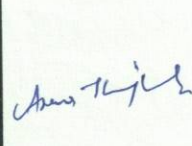
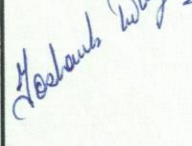
Stamp Duty Paid : 3600000/-

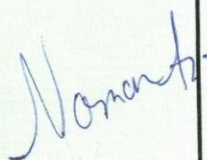
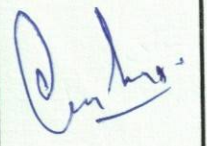
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NAMAN ARORA PARTNER OF TISA LUXURY HOMES ,Father Name:Inder Mohan Arora, Age: 27, Marital Status: , Gender:Male, Occupation: Business, Address1 - House No-4705 First Floor, DLF City Phase-4, Galleria Market, Galleria DLF-IV, Gurgaon, Haryana-122009, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUNCIACAO LIBERTA ESPERANCE Alias ANNUNCIACAO LIBERATE ESPERANCE E TRAVASSO Alias NANCY TRAVASSO Alias ANUNCIACAO L TRAVASSO , Father Name:Eulegio Esperanca, Age: 92, Marital Status: Widow , Gender:Female, Occupation: Housewife, House No.31, Near Dattatraya Devasthan Nagoa, Calangute, North Goa. 403516, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	LEO VALENTINE DSOUZA Alias LEO VELENTINE DSOUZA , Father Name:Anthony Francis DSouza, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Service, Atmaram Bldg, 1st Floor, Room no.14,St, Francis Xavier Street, Thakurdwar, Mumbai, Kalbadevi, Mumbai Maharashtra, PAN No.:			
3	DEODITA PERPETUA MARIA D'SOUZA ALIAS DSOUZA DEODITA P M , Father Name:Rocky Dias, Age: 59, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 126 Cotula Bardez, Saligao North, Goa. 403511, PAN No.:			
4	AGNELO D'SOUZA ALIAS AGNELO ANTONIO DSOUZA , Father Name:Anthony Francis DSouza, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Other, House No. 2/4, Atmaram Building, St, France Xavier Street, Thakurdwar, Kaibadevi Mumbai, PAN No.:			
5	SHEILA D'SOUZA ALIAS SHEILA AGNELO DSOUZA , Father Name:Mr. Arthur Joseph Almeida, Age: 58, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 2/4, Atmaram Building, Room No-14 St, Francis Xavier Street Thakurdwar Kaibadevi Mumbai Maharashtra, PAN No.:			
6	SAHIL AGGARWAL PARTNER OF TISA LUXURY HOMES , Father Name:Bihari Lal Aggarwal, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, BN-15 East BN Block Near HDFC Bank BN Block Shlimar Bagh Shalimar Bagh North West Delhi- 110088, PAN No.:			
7	ANKUR JHUNJHUNWALA PARTNER OF TISA LUXURY HOMES , Father Name:Krishna Kumar Jhunjhunwala, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, A K-2, Shailmar Bagh North West Delhi- 110088, PAN No.:			
8	TOSHANK DHINGRA PARTNER OF TISA LUXURY HOMES , Father Name:Mr. Narender Dhingra, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, 31-A Anubhav Apartment sector-13 Rohini Avantika Rohini Sector-7, Narela, North West Delhi- 110085, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	NAMAN ARORA PARTNER OF TISA LUXURY HOMES , Father Name: Inder Mohan Arora, Age: 27, Marital Status: , Gender: Male, Occupation: Business, House No-4705 First Floor, DLF City Phase-4, Galleria Market, Galleria DLF-IV, Gurgaon, Haryana-122009, PAN No.: !			
10	ANUJ HASIJA PARTNER OF TISA LUXURY HOMES , Father Name: Mahinder Kumar Hasija, Age: 27, Marital Status: , Gender: Male, Occupation: Business, 34, sector 14, Gurgaon, Gurgaon, Haryana, 122001, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: POORNIMA KUNAL PALEKAR , Age: 35, DOB: 1988-03-06 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address:403108, H NO 226 SILVA WADD0, H NO 226 SILVA WADD0, Goa-velha, Tiswadi, NorthGoa, Goa			
2	Name: GAUTAMI MANGALDAS GOVEKAR , Age: 25, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address:403516, H NO 457 KUDAS WADA, H NO 457 KUDAS WADA, Arpora, Bardez, NorthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-5592

Document Serial No:-2023-BRZ-5592

Book :- 1 Document

Registration Number :- **BRZ-1-5315-2023**

Date : 08-Nov-2023


08/11/2023

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

SUB-REGISTRAR

BARDEZ

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Nidhi

