



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



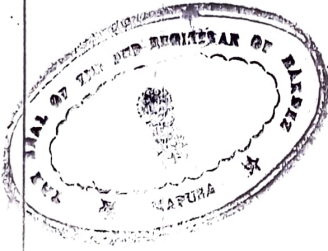
STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 4800000/-
(Rupees Forty Eight Lakhs only)

PAID VIDE E-RECEIPT NO 20 400325026 DATED :26-Apr-2024,
IN THE GOVERNMENT TREASURY.



Sub Registrar

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

CIVIL REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400023085
DOCUMENT SERIAL NUMBER	:	2024-GRZ-2199
DATE OF PRESENTATION	:	02-Apr-2024
DOCUMENT REGISTRATION NUMBER	:	007-1-2074-2024
DATE OF REGISTRATION	:	02-Apr-2024
NAME OF PRESENTER	:	Shri. S. Mandrekar, Authorised Representative Of Azul
REGISTRATION FEES PAID	:	₹ 4800000/-
PROCESSING FEES PAID	:	₹ 0/-
MUTATION FEES PAID	:	₹ 0/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400325026

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 25/04/2024 11:39:53

Name and Address of Party: AzulAmorLLP | 7769815727
D35 Indra Enclave NEB SARAI South Dellihi

Service: Stamp Duty

Amount

Stamp Duty ₹ 4800000.00

Total Amount: ₹ 4,800,000.00

(Rs. Forty Eight Lakh Only)

Department Data:

202400023085 NOTARY|202400023085 NOTARY

Bank ref No: CPADTGUG7

Status: Success

Payment Date: 26/04/2024 15:52:50

Payment Gateway: SBI_MOPS

Print Date: 26/04/2024 16:46:54



2024-BA-2197
21/5/24

DEED OF SALE

[Signature]

[Signature]

[Signature]

[Signature]

THIS DEED OF SALE is made at Mapusa, Taluka Bardez
- Goa, on this 26th day of the month of April of the year
Two Thousand and Twenty Four (26/04/2024).

BETWEEN

**MR. DOMINGOS S DESOUZA @ DOMINGOS SANTANA
DE SOUZA @ DOMINGOS SANTANA D'SOUZA @
DOMINGOS S. D'SOUZA @ DOMNIK DSOUZA**, son of A F
J DESOUZA, aged 76 years, widower, businessman,
Indian National, having PAN Card No. _____ and
AADHAR Card No. _____, Mobile No. _____
_____, resident of House No. E4/232 Porbavaddo,
Calangute Bardez, Goa, hereinafter referred to as the
"**VENDOR**" (which expression shall unless repugnant to
the context or meaning thereof be deemed to mean and
include his heirs, successors, legal representatives,
executors, administrator and assigns) of the **FIRST PART**.

AND

AZUL AMOR LLP, a Limited Liability Partnership Firm
bearing LLP identification Number ACE-0914 duly
incorporated under the Limited Liability Partnership Act,
2008, holding PAN Card bearing No. _____,
having registered office address D-35, Indra Enclave, NEB
SARAI, South Delhi, Delhi, India 110068 represented
herein by its authorized representative, **MR. SHAILESH
S. MANDREKAR**, aged 48 years, son of Shri. Shantaram
Mandrekar, occupation service, Indian National, married,
Aadhar No. _____, PAN No. _____,
resident of Tivim, Bardez, Goa, Phone No. _____



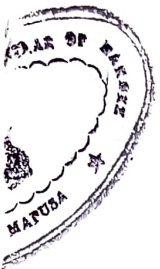
resident of Tivim, Bardez, Goa, Phone No. 9922007506 duly authorized vide Resolution dated 23/12/2023, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, successors, legal representatives, executors, administrator and assigns) of the **SECOND PART**.

AND

1. MR. ANTHONY DOMINIC DSOUZA @ ANTHONY D'SOUZA, son of Mr. Domingos Santana De Souza, aged 46 years, married, businessman, Indian National, having PAN Card No. _____ and AADHAR Card No. _____, Mobile No. _____, and his wife;

2. MRS. KARUNA D'SOUZA, daughter of S.T.Das, aged 43 years, service, married, Indian National, having PAN Card No. _____ and AADHAR Card No. _____, Mobile No. _____ both residents of House No. E4/232, Porbavaddo, Calangute Bardez, Goa;

3. MR. ALLISTER D'SOUZA, son of Domingos Santana D'Souza, aged 42 years, married, businessman, Indian National, having PAN Card _____ and AADHAR Card No. _____, R/o House No. E4/232, Porbavaddo, Near Vengurlekar House, Calangute, Bardez, Goa and presently residing at Dubai 408 Safi 1a. 1 Townsquare, Dubai and his wife;



4. **MRS. VAILANKANNI GONSALVES**, daughter of Anacleto Custodio Gonasalves, aged 42 years, service, married, Indian National, having PAN Card No. _____ and AADHAR Card No. _____, 2, R/o 6/257 A, Khobra Vaddo, Calangute, Bardez-Goa 403516 and presently residing at Dubai 408 Safi 1a. 1 Townsquare, Dubai, herein after referred to as the **"CONFIRMING PARTIES"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators and assigns) of the **THIRD PART.**

The Confirming Parties No. 3 and 4 are represented herein through their Power of Attorney Holder, **MR. ANTHONY DOMINIC DSOUZA @ ANTHONY D'SOUZA**, i.e. the Confirming Party No.1 authorized vide Power of Attorney dated 6th September 2023 executed before Notary Advocate Venefreda C.P.P.B. Gracias bearing Registration No. 566/09/2023



WHEREAS there exists a property known as **"ODXETA"** also known as **"CABECEIRA OF FIELD ODXETA"** also known as **"SILLAPA"** also known as **"SELLAPPA NADE VADDO"** of Village Calangute, situated at Naica Vaddo, Calangute, Bardez, Goa, within the jurisdiction of the Village Panchayat of Calangute, within the Registration Sub District and Taluka of Bardez, of the District of North Goa and State of Goa, which property is described in the Land Registration Office of Bardez under Description No. 8004 at page 68 of Book B-21 and enrolled in the Taluka Revenue Office of Bardez under Matriz no.1211 of 2nd division which property shall hereinafter referred to as the

"SAID LARGER PROPERTY".

AND WHEREAS the said larger property originally belonged to Francisco Antonio Julio da Gama Pinto also known as Julio da Gama Pinto and his wife, Maria Caetana Francisca Elvira Filomena da Gama Pinto also known as Maria Elvina da Gama Pinto.

AND WHEREAS vide Deed dated 28th February 1921 drawn at page 47 of book no. 202, the said Francisco Antonio Julio da Gama Pinto also known as Julio da Gama Pinto and his wife, Maria Eloina da Gama Pinto sold the said larger property in favour of Duarte Xavier de Souza Silgado also known as Xavier Eduardo de Souza and Maria Magdalena de Souza Silgado, wife of Domingos Caitano Lobo.

AND WHEREAS vide Deed dated 28th March 1949 drawn at page 84 of book no. 127, the said Maria Magdalena de Souza Silgado and her husband, Domingos Caetano Lobo sold the HALF of the said larger property in favour of Antonio Candido Antao de Souza.

AND WHEREAS vide Deed dated 20th March 1949 drawn at page 58V of book no. 435, the said Antonio Candido Antao de Souza and his wife, Especiosa Luisa Preciosa Lobo e Souza sold the said HALF of the said larger property in favour of Prince Antonio Gaspar Lobo

AND WHEREAS the vide Deed dated 22nd May 1966 drawn at folios 47 of book no. 509, the other HALF of the said larger property was allotted in favour of heirs of Rosalina Rebelo or Rosalina Rebelo Silgado, widow of



[Signature]

[Signature]

[Signature]

[Signature]

Duarte Xavier de Souza or Eduardo Xavier de Souza or Eduardo Xavier de Souza Silgado also known as Xavier Eduardo de Souza.

AND WHEREAS in view of above, the said Prince Antonio Gaspar Lobo became owner of the HALF of the said larger property and the heirs of Rosalina Rebelo or Rosalina Rebelo Silgado, widow of Duarte Xavier de Souza or Eduardo Xavier de Souza or Eduardo Xavier de Souza Silgado also known as Xavier Eduardo de Souza became the owners of the other HALF of the said larger property.

AND WHEREAS vide Instrument of Division of Common Property dated 05/06/1969, the said Prince Antonio Gaspar Lobo and Rosalina Silgado, widow of Duarte Xavier de Souza Silgado divided and demarcated the said larger property and that the Northern part of the said larger property was allotted to the said Prince Antonio Gaspar Lobo. The said Northern part of the said larger property allotted to the said Prince Antonio Gaspar Lobo is hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS vide Instrument of Sale of Immovable with Discharge of Price dated 27/01/1970, the said Prince Antonio Gaspar Lobo and his wife, Luziniha Estefania de Souza sold the SAID PROPERTY in favour of Luiza Maria @ Luiza Maria Fernandes

AND WHEREAS vide Deed of Conveyance and Mortgage dated 14/05/1983 registered before Sub Registrar of Bardez, Mapusa - Goa under Registration No. 542 of Book No. I, Volume No. 197 dated 22/06/1984, Shri. Bernardo Afonso Fernandes and his wife, the said Luiza Maria



Fernandes sold a portion of the property admeasuring 5,500 sq. mts. from the SAID PROPERTY (excluding area of 350 sq. mts. of the mundkars) in favour of Smt. Yvette Andrade e Monteiro.

AND WHEREAS the total consideration of the said portion of the property admeasuring 5,500 sq. mts. from the SAID PROPERTY was **Rs. 2,10,000/- (Rupees Two Lakhs Ten Thousand Only)** and at the time of the said Deed of Conveyance and Mortgage dated 14/05/1983, the said Smt. Yvette Andrade e Monteiro paid **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)** and balance **Rs. 90,000/- (Rupees Ninety Thousand Only)** was agreed to pay within a period of 6 months and in that respect, the said Shri. Bernardo Afonso Fernandes and his wife, Luiza Maria Fernandes had kept area admeasuring 3118 sq. mts. as security.

AND WHEREAS vide Deed of Re-Conveyance of Mortgaged Property dated 24/08/1983 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 50 of Book No. I, Volume No. 195 dated 18/01/1985, the said Smt. Yvette Andrade e Monteiro cleared the mortgage and made the payment of balance amount of **Rs. 90,000/- (Rupees Ninety Thousand Only)** in favour of Shri. Bernardo Afonso Fernandes and his wife, Luiza Maria Fernandes and the said area admeasuring 3118 sq. mts. which was kept as security was re-conveyed by the said Shri. Bernardo Afonso Fernandes and his wife, Luiza Maria Fernandes in favour of Smt. Yvette Andrade e Monteiro.





AND WHEREAS by virtue of the Deed of Conveyance and Mortgage dated 14/05/1983 and subsequent Deed of Re-Conveyance of Mortgaged Property dated 24/08/1983, said Yvette Andrade e Monteiro became the sole and absolute owner with respect to the portion of the property admeasuring 5500 sq.mts. (excluding area of 350 sq. mts. of the mundkars) from the said property, which portion shall hereinafter be referred to as the **"SAID PORTION OF THE PROPERTY"**.

AND WHEREAS vide Deed of Conveyance dated 05/11/1984 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 875 at pages 368 to 383 of Book No. I, Volume No. 247 dated 19/10/1985, the said Mrs. Yvette Andrade e Monteiro and her husband, Mr. Lucas Agnelo Lioncio Manuel Antonio Monteiro sold an area admeasuring 3325 sq. mts. from the said portion of the property admeasuring 5775 sq. mts. surveyed under Survey No. 472/3 of Village Calangute, Bardez - Goa in favour of Mr. Domingos Santana D'Souza and his wife, Mrs. Angela D'Souza.

AND WHEREAS the said Mr. Domingos Santana D'Souza and his wife, Mrs. Angela D'Souza initiated Partition Proceedings under the provisions of Land Revenue Code to partition the area admeasuring 3325 sq. mts. from the said portion of the property admeasuring 5775 sq. mts. surveyed under Survey No. 472/3 of Village Calangute, Bardez - Goa and vide Order dated 29/06/2009 passed by the Court of the Deputy Collector Bardez II at Mapusa - Goa in Case No. 15/425/2001/Part/Land/DC-II, the area admeasuring 3325 sq. mts. from the said portion of the



property, was partitioned and a separate Survey No. 472/3-B of Village Calangute, Bardez - Goa, admeasuring 3325 sq. mts. was obtained which area is hereinafter referred to as the "**SAID PLOT**" and more particularly described in **Schedule I** hereinabove written.

AND WHEREAS the said Mrs. Angela D'Souza alias Angela D. D'Souza passed away on 14/10/2019 leaving behind her widower and half sharer, the said Mr. Domingos S Desouza @ Domingos Santana De Souza @ Domingos Santana D'souza @ Domingos S. D'souza @ Domnik Dsouza and her sole and universal legal heirs, namely,

- i. Mr. Anthony Dominic Dsouza @ Anthony D'souza married to Mrs. Karuna D'souza and;
- ii. Mr. Allister D'Souza married to Mrs. Vailankanni Gonsalves

AND WHEREAS upon death of the said late Mrs. Angela D'Souza alias Angela D. D'Souza, Inventory Proceedings bearing No. 22/2020/A/B was initiated before the Court of the Senior Civil Judge, 'B' Court at Mapusa - Goa by the said Mr. Domingos S Desouza @ Domingos Santana De Souza @ Domingos Santana D'souza @ Domingos S. D'souza @ Domnik Dsouza wherein the said plot was listed at Item No. 5 in the List of Assets.

AND WHEREAS vide Final Order dated 08/11/2021 passed in the said Inventory Proceedings bearing No. 22/2020/A/B by the Court of the Senior Civil Judge, 'B' Court at Mapusa - Goa, the Chart of Allotment was confirmed wherein the said plot listed at Item No. 5 was



A handwritten signature in black ink, appearing to be "Raj" or similar.

A handwritten signature in black ink, appearing to be "B" or similar.

A handwritten signature in black ink, appearing to be "Domingos S. D'souza" or similar.

A handwritten signature in black ink, appearing to be "D'souza" or similar.

allotted in favour of the said Mr. Domingos S Desouza @ Domingos Santana De Souza @ Domingos Santana D'souza @ Domingos S. D'souza @ Domnik Dsouza.

AND WHEREAS in view of above, the said Mr. Domingos S Desouza @ Domingos Santana De Souza @ Domingos Santana D'souza @ Domingos S. D'souza @ Domnik Dsouza (Vendor hereinabove) became absolute owner in possession of the SAID PLOT surveyed under Survey No. 472/3-B of Village Calangute, Bardez - Goa, admeasuring 3325 sq. mts.

AND WHEREAS Public notice was published in Gomantak (Marathi) and Navhind Times dated 07/08/2023 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the SAID PLOT by the said Mr. Domingos S Desouza @ Domingos Santana De Souza @ Domingos Santana D'souza @ Domingos S. D'souza @ Domnik Dsouza and his legal heirs, the said Mr. Anthony Dominic Dsouza @ Anthony D'souza and his wife, Mrs. Karuna D'Souza and Mr. Allister D'Souza and his wife, Mrs. Vailankanni Gonsalves and after elapse of 15 days no objection were received and even till date there has been no objection received from whomsoever.

AND WHEREAS the **VENDOR** has agreed with the **PURCHASER** for the absolute sale of the SAID PLOT and the **PURCHASER** has agreed to purchase the SAID PLOT for a total consideration of **Rs. 8,00,00,000/- (RUPEES EIGHT CRORES ONLY)**



AND WHEREAS the Confirming Parties being the legal heirs of Angela D'Souza alias Angela D. D'Souza, the deceased wife of the **VENDOR**, do hereby confirm that the SAID PLOT was exclusively allotted in favour of the **VENDOR** vide Final Order dated 08/11/2021 passed in the said Inventory Proceedings bearing No. 22/2020/A/B by the Court of the Senior Civil Judge, 'B' Court at Mapusa - Goa and that they have no objection of any nature to the said Final Order dated 08/11/2021 and hereby confirm this Deed of Sale in respect of the SAID PLOT in favour of the **PURCHASER**.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in lieu of the consideration amount, the **PURCHASER** has made the payment of **Rs. 8,00,00,000/- (RUPEES EIGHT CRORES ONLY)** in the manner more particularly stipulated hereunder:
 - i. An amount of **Rs. 1,00,00,000/- (Rupees One Crore Only)** vide RTGS bearing UTR No. UTIBR52024030400351957 drawn on Axis Bank dated 04/03/2024;
 - ii. An amount of **Rs. 1,00,00,000/- (Rupees One Crore Only)** vide RTGS bearing UTR No. YESBR52024041650811903 drawn on Yes Bank dated 16/04/2024;
 - iii. An amount of **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)** vide RTGS bearing UTR No. YESBR52024041850828100 drawn on Yes Bank dated 18/04/2024;



- iv. An amount of **Rs. 5,42,00,000/- (Rupees Five Crores and Forty Two Lakhs Only)** vide Demand Draft bearing No. 228692 drawn on Yes Bank dated 29/04/2024;

Upon deduction of an amount of **Rs.8,00,000/- (Rupees Eight Lakhs Only)** paid as TDS calculated @ 1% on the consideration amount paid in terms of the provisions of the Income Tax Act, the **VENDOR** does hereby admits and acknowledges of having received the said consideration amount, and does hereby conveys and transfers by present Deed of Sale in favour of **PURCHASER** all his right, title, interest, ownership and possession in the SAID PLOT which plot is more particularly described in **Schedule I** hereunder written and delineated in RED in the plan annexed hereto as Annexure A-1 together with all trees, fences, ways, watercourses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PLOT 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 of the VENDOR into or upon the SAID PLOT hereby conveyed to the **PURCHASER** and every part thereof to have unto and hold the same to the use of the **PURCHASER** together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That the **VENDOR** and the **CONFIRMING PARTIES** do hereby assure the **PURCHASER** that the SAID PLOT hereby sold is free from any encumbrances, disputes or claims, non compliances whatsoever and that the **VENDOR** has absolute title and exclusive right to convey the SAID PLOT by way of Sale and there are no impediments whatsoever against such disposition.
3. The **VENDOR** and the **CONFIRMING PARTIES** covenant that the SAID PLOT is free from any restraint order or injunction order passed by any court of law and are also free from any adverse observation in any decree of any court.
4. The **VENDOR** and the **CONFIRMING PARTIES** covenant that there is no litigation pending regarding the SAID PLOT and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding SAID PLOT.
5. The **VENDOR** and the **CONFIRMING PARTIES** declare that they have not agreed to sell the SAID PLOT or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PLOT or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PLOT and it is not subject to any acquisition nor has the VENDOR received any notice or notification of the SAID PLOT.



A handwritten signature in dark ink, appearing to be "Raj" or similar, written in a cursive style.

A small, stylized handwritten signature or mark in dark ink.

A large, prominent handwritten signature in dark ink, possibly "Ankur Singh", written in a bold cursive style.

A smaller handwritten signature or mark in dark ink, located below the larger signature.

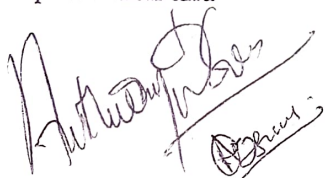
6. The **VENDOR** and the **CONFIRMING PARTIES** further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PLOT by any authority or government department.

7. The possession of the SAID PLOT hereby sold by **VENDOR** has been handed over to **PURCHASER** today.

8. The **PURCHASER** shall be entitled to apply for mutation in the Record of Rights of the SAID PLOT to Schedule I hereunder written. The **VENDOR** has NO OBJECTION for the **PURCHASER** to apply for and transfer in its favour, the part hereby purchased in all other public records, village records, etc. by following due process of partition, mutation etc. as required under the law.

9. The **VENDOR** and the **CONFIRMING PARTIES** covenant that incase any defect is found in the title of the **VENDOR** with respect to the SAID PLOT hereby sold and/or in the present conveyance, then the **VENDOR** does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of the **PURCHASER** and at the cost of the **VENDOR** for more perfectly conveying the said Plot sold unto the **PURCHASER**.

10. That the **VENDOR** and the **CONFIRMING PARTIES** hereby assure the **PURCHASER** that there are no third party rights of whatsoever nature in respect of the SAID PLOT by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and



indemnifies the **PURCHASER** in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

11. That the **VENDOR** and the **CONFIRMING PARTIES** do hereby assure the **PURCHASER** that the SAID PLOT hereby sold is free from any encumbrances whatsoever and **VENDOR** has absolute title and exclusive right to convey the said part by way of sale.

12. That on the execution of this Deed of Sale, the **PURCHASER** shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PLOT hereby sold without any hindrance, claim, interruption or demand whatsoever from the **VENDOR** and the **CONFIRMING PARTIES** or from any person claiming through or under them.

13. All the documents relating to the SAID PLOT have been handed over to the **PURCHASER** at the time of execution of this DEED OF SALE and **PURCHASER** have verified all the documents and have fully satisfied with the title of the SAID PLOT.

14. That the **VENDOR** and the **CONFIRMING PARTIES** shall at all times hereinafter indemnify and keep indemnified the **PURCHASER** and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title or any non-compliances in the SAID PLOT or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.



A handwritten signature, possibly of the Vendor or a confirming party.

A handwritten signature, possibly of the Vendor or a confirming party.

A handwritten signature that reads "Anthony J. Souza". Below it is another smaller handwritten mark.

15. The **VENDOR, CONFIRMING PARTIES** and the **PURCHASER** hereby declare that the SAID PLOT in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

16. That the present market value of the SAID PLOT is **Rs.8,00,00,000/- (Rupees Eight Crores Only)** and accordingly stamp duty of **Rs.48,00,000/- (Rupees Forty Eight Lakhs Only)** has been affixed herewith which has been borne by the **PURCHASER**.

SCHEDULE - I

(DESCRIPTION OF THE SAID PLOT)

ALL THAT SAID PLOT known as "ODEXETA", "CABECEIRA OF FIELD ODXETA" also known as "SILLAPA", also known as "SELLAPPA NADE VADDO", admeasuring 3325 square metres surveyed in the Records of Rights under Survey No. 472 Sub Division no 3-B of Calangute, situated at Naica Vaddo, Calangute, Bardez, Goa, within the jurisdiction of the Village Panchayat Of Calangute, within the Registration Sub-District and Taluka of Bardez, of the District of North Goa and State of Goa, which was originally part of a larger property of the same name described in the Land Registration Office of Bardez under Description No. 8004 at page 68 of Book B-21 and enrolled in the Taluka Revenue Office of Bardez under Matriz No. 1211. The property bearing Survey No. 472/3-B of Village Calangute is bounded as under:-

NORTH :- By the property bearing Survey No. 472/3 of Village Calangute;



SOUTH : - By the property bearing Survey No. 472/7 of
Village Calangute;
EAST : - By the properties bearing Survey Nos. 471/7,
471/8, 471/9, 471/10 and 471/11 of
Village Calangute;
WEST : - By the properties bearing Survey Nos.
472/2 and 472/4 of Village Calangute

IN WITNESS WHEREOF the parties hereto have
subscribed their respective hands to these presents on the
day, year and place first hereinabove written, after having
read and understood the contents hereof in the presence
of the following witnesses, who have signed herein below;



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PARTY OF
THE FIRST PART THE VENDOR



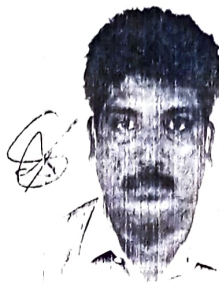
.....
MR. DOMINGOS S DESOUZA @ DOMINGOS SANTANA
DE SOUZA alias DOMINGOS SANTANA D'SOUZA alias
DOMINGOS S. D'SOUZA alias DOMNIK DSOUZA

L.H.F.P

R.H.F.P



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PARTY OF
THE FIRST PART THE PURCHASER



A handwritten signature in dark ink, consisting of a stylized 'S' and 'M'.

AZUL AMOR LLP THROUGH ITS AUTHORISED
REPRESENTATIVE MR. SHAILESH S. MANDREKAR

L.H.F.P

R.H.F.P











A handwritten signature in dark ink, consisting of a stylized 'S' and 'M'.

A handwritten signature in dark ink, consisting of a stylized 'S' and 'M'.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PARTY OF
THE FIRST PART THE CONFIRMING
PARTY NO.1



[Handwritten signature]

[Handwritten signature: Anthony Dsouza]

.....
MR. ANTHONY DOMINIC DSOUZA @ ANTHONY
D'SOUZA FOR SELF AND AS POWER OF ATTORNEY
HOLDER FOR THE CONFIRMING PARTY NO. 3 AND 4

L.H.F.P

R.H.F.P



[Handwritten signature]

[Handwritten signature]

[Handwritten signature: Anthony Dsouza]

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PARTY OF
THE FIRST PART THE CONFIRMING
PARTY NO. 2



Karuna D'Souza

MRS. KARUNA D'SOUZA

L.H.F.P

R.H.F.P



Karuna D'Souza

[Signature]

Karuna D'Souza

Karuna D'Souza

IN THE PRESENCE OF THE WITNESSES:

1. **Name:** - Mr. Siddhanath Sirsat

Address: - H.No.145/4, Lobo Wado, Tivim,
Bardez-Goa 403502

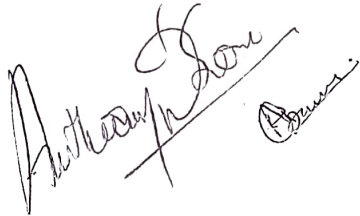
Signature: -



2. **Name:** - Mr. Rupesh Jairam Vengurlekar

Address: - H.No.156/A, Lobo Waddo, Tivim,
Bardez-Goa 403502

Signature: -





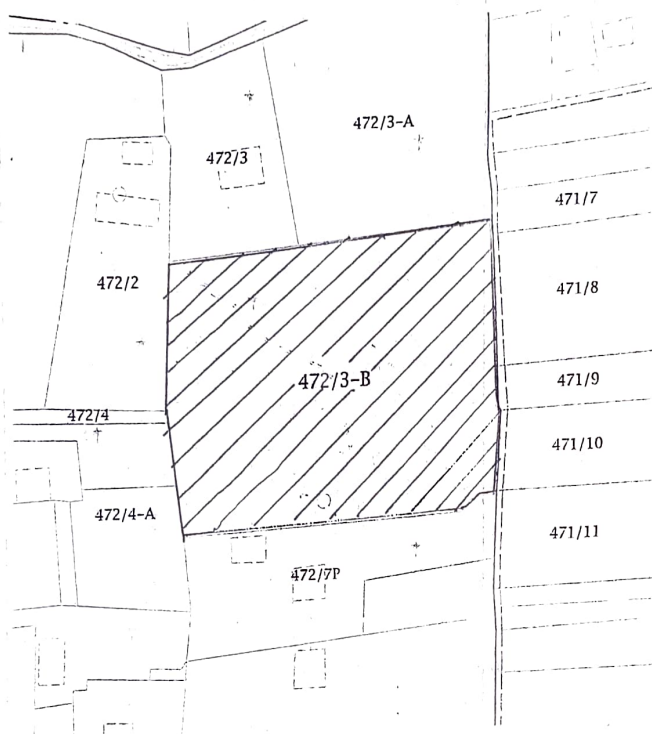
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 04-02-2023

Ref. No. :7627



Scale 1:1000



Taluka Name : BARDEZ
Village Name : Calangute
Survey No. : 472
Subdiv No : 3-B

RAJESH R
PAI
KUCHELKAR

Digitally signed
by RAJESH R PAI
KUCHELKAR
Date: 2023.02.09
16:46:47 +05'30'

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 09/02/2023 15:27:52 as per Online Ref No.7627. This record is valid without any signature as per Govt of Goa
Notification No. 26/13/2016-RD/8639 dtd: 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website
<https://egov.goa.nic.in/dslr>.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-May-2024 02:49:03 pm

Document Serial Number :- 2024-BRZ-2199

Presented at 02:40:46 pm on 02-May-2024 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	4800000
2	Registration Fee	2400000
3	Tatkal appointment fee	50000
4	Mutation Fees	2000
5	Processing Fee	2120
Total		7254120

Stamp Duty Required :4800000/-

Stamp Duty Paid : 4800000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shailesh S. Mandrekar, Authorised Representative Of Azul Amor LLP, Father Name: Shantaram Mandrekar, Age: 48, Marital Status: , Gender: Male, Occupation: Service, Address1 - H.No. 366/8, Danva Road, St. Anns Colony, Nr. St. Ann High School, Tivim, Bardez-Goa 403502, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Domingos S Desouza @ Domingos Santana De Souza @ Domingos Santana D'Souza @ Domingos S.D'Souza @ Domnik Dsouza , Father Name: A F J Desouza, Age: 76, Marital Status: Widower , Gender: Male, Occupation: Business, H.No.E4/232, Porbavaddo, Calangute, Bardez-Goa, PAN No.:			
2	Shailesh S. Mandrekar, Authorised Representative Of Azul Amor LLP, Father Name: Shantaram Mandrekar, Age: 48, Marital Status: , Gender: Male, Occupation: Service, H.No.366/8, Danva Road, St. Anns Colony, Nr. St. Ann High School, Tivim, Bardez-Goa 403502, PAN No.:			
3	Anthony Dominic Dsouza @ Anthony D'Souza , Father Name: Domingos Santana De Souza, Age: 46, Marital Status: Married , Gender: Male, Occupation: Business, H.No. E4/232, Porbavaddo, Calangute, Bardez-Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Karuna D'Souza , Father Name:S.T.Das, Age: 43, Marital Status: Married ,Gender:Female,Occupation: Service, H.No.E4/232, Porbavaddo, Calangute, Bardez-Goa, PAN No.:			
5	Anthony Dominic Dsouza @ Anthony D'Souza , Father Name:Domingos Santana De Souza, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.E4/232, Porbavaddo, Calangute, Bardez-Goa , PAN No.: , as Power Of Attorney Holder for Vailankanni Gonsalves			
6	Anthony Dominic Dsouza @ Anthony D'Souza , Father Name:Domingos Santana De Souza, Age: 46, Marital Status: , Gender:Male,Occupation: Business, H.No.E4/232, Porbavaddo, Calangute, Bardez-Goa , PAN No. , as Power Of Attorney Holder for Allister D'Souza			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rupesh Jairam Vengurlekar, Age: 47, DOB: 1976-10-17, , Mobile , Email: , Occupation: Self Employed , Marital status : Married , Address: 403502, H.No.156/A Lobo Waddo Tivim Bardez-Goa , H.No.156/A Lobo Waddo Tivim Bardez-Goa , Tivim, Bardez, NorthGoa, Goa			
2	Name: Siddhanath Sirsat, Age: 45, DOB: 1978-09-21 , Mobile: , Email: , Occupation: Self Employed , Marital status : Unmarried , Address: 403502, H.No.145/4 Lobo Waddo Tivim North Goa Bardez Goa , H.No.145/4 Lobo Waddo Tivim North Goa Bardez Goa , Tivim, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2024-BRZ-2199



Document Serial No:-2024-BRZ-2199

Book :- 1 Document
Registration Number :- **BRZ-1-2074-2024**
Date : 02-May-2024



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

~~SUB-REGISTRAR~~
BARDEZ

