

(Rupees Seven lakhs forty Three Thousand Six hundred Only)

Phone No: 9711968660
Sold To/Issued To:
Mayaland Properties
For Whom/ID Proof:
Pan



NOV-19-2021 10:53:49

₹ 0743600/-
ZERO SEVEN FOUR THREE SIX ZERO ZERO

Other
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For CITIZEN CREDIT™
CO-OP. BANK LTD.

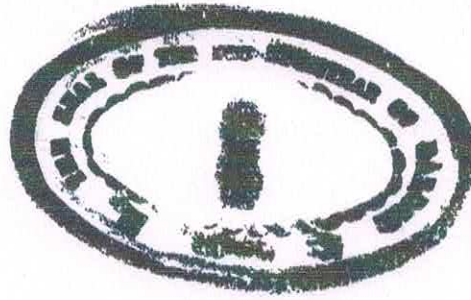
Dual

Authorised Signatory

Name of Purchaser: Mayaland Properties Private Limited

2021-BRZ-4595

01-12-2021



DEED OF SALE

Mayaland Properties Pvt. Ltd.

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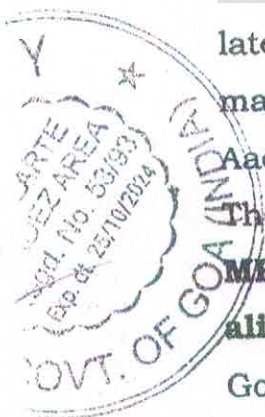
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[Signature]2/-
Director

This **DEED OF SALE** is executed in the City of Mapusa on this Nineteenth day of the month of November in the Year Two Thousand and Twenty one (19/11/2021).

BETWEEN

1. MRS. GENEVIEVE DSOUZA, daughter of Aveline Fernandez, wife of late Mr. William Dsouza, 85 years of age, retired, Indian National, widow, holding PAN Card bearing No. [REDACTED], holding Aadhaar card bearing No. [REDACTED], resident of H. No.101, Plot no. 16, the Nest, St. Roque Road, Bandra West, Mumbai, Maharashtra-400050; **2. MRS. SHAILA ARANHA**, daughter of William D'Souza, wife of Mr. Vernon Aranha, 61 years of age, housewife, Indian National, Married, holding PAN Card bearing no. [REDACTED], holding Aadhaar card bearing No. [REDACTED]; and her husband **3. MR. VERNON ARANHA**, son of late Felix Aranha, 71 years of age, Indian National, business, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], both residents of The Nest, E3/74, Muddawaddo, Saligao, Bardez-Goa; **4. MRS. RITA PEREIRA alias MRS. RITA JULIANA PEREIRA alias RITA ALOYSIUS PEREIRA**, daughter of late Socrates Gomes, wife of Aloysius Joseph Pereira, 81 years of age, housewife, married, Indian National, holding PAN card no. [REDACTED], holding Aadhaar card bearing no. [REDACTED]; and her husband, **5. MR. ALOYSIUS JOSEPH PEREIRA**, son of late Athanascio Nascimento Pereira, 92 years of age, Indian National, retired, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], both residents of Flat no. 4, Wavelash, St John Baptist Road, Bandra west, Mumbai-Maharashtra-400050; **6. MR. MARIO GOMES alias MARIO** Mayaland Properties Pvt. Ltd.



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Director

FELICIO GOMES, son of late Socrates Gomes, 72 years of age, retired, married, Indian national, holding PAN card No. [REDACTED], holding Aadhaar card No. [REDACTED]; and his wife **7. MRS. CARMEN GOMES alias CARMEN IDA REGINA GOMES**, daughter of Joseph Dzouza, 73 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED], holding Aadhaar card bearing no. [REDACTED], both residents of K/401, Grand Manor, Ideal Park, P.K. Road, Mira-Bhayander Road, Mira Road East, Thane Maharashtra-401107; hereinafter called as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators or any other persons legally, equitably or otherwise claiming through them) of the **FIRST PART**.

AND

1. MRS. NINETTE ROSE DESA, daughter of Avelino Francis Fernandez, 81 years of age, Indian National, married, having PAN Card No. [REDACTED], having Aadhaar card No. [REDACTED], and her spouse; **2. MR. MICHAEL ODILON DESA**, son of late Joseph Cajetan desa, 82 years of age, retired, Indian National, married, having PAN Card No. [REDACTED], having Aadhaar card No. [REDACTED], both residents of 3, Gloriville, V.P. Road, Santa Cruz, (West), Mumbai, 400054, hereinafter called as the **"CONFIRMING PARTIES"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators or any other persons legally, equitably or otherwise claiming through them) of the **SECOND PART**.

Mayaland Properties Pvt. Ltd.

Director



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Director

AND

MAYALAND PROPERTIES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 under CIN: U70109DL2006PTC152449, holding PAN card bearing no. [REDACTED], having office at H.No: 278, Sonarwado, Verla, Bardez Goa and its registered office at FF-42, Omaxe square Commercial centre, Jasola, New Delhi-110025, holding PAN Card No. [REDACTED], hereinafter called as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, legal representatives, executors, administrators or any other persons legally, equitably or otherwise claiming through them) of the **THIRD PART**.

WHEREAS the Vendor no.1 is represented herein for the purpose of signing and execution of this deed of sale by her son in law and Power of Attorney holder **MR. VERNON ARANHA**, son of late Felix Aranha, 71 years of age, Indian National, business, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], resident of The Nest, E3/74, Muddawaddo, Saligao, Bardez-Goa hereinabove vide power of attorney signed and executed in his favor before Notary Advocate Y Zuzarte, Mapusa-Goa as on 10-12-2020 bearing Reg no. 13696/2020.

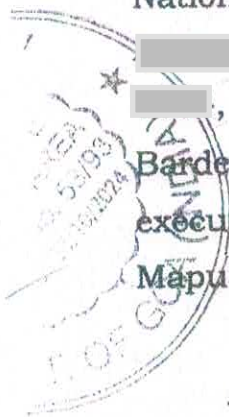
AND WHEREAS the Vendor no.4 and 5 are represented herein for the purpose of signing and execution of this deed of sale by their cousin and Power of Attorney holder **MR. VERNON ARANHA**, son of late Felix Aranha, 71 years of age, Indian National, business, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], resident of The Nest, E3/74, Muddawaddo,

Mayaland Properties Pvt. Ltd.

S. H. Ram
Director

R. A. L.

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Saligao, Bardez-Goa hereinabove vide power of attorney signed and executed in his favor before Notary Advocate Nalini V Shah, Bandra (W), Mumbai, India as on 10-12-2020 bearing Reg no. 2401.

AND WHEREAS the Vendor no.6 and 7 are represented herein for the purpose of signing and execution of this deed of sale by their son in law and Power of Attorney holder **MR. VERNON ARANHA**, son of late Felix Aranha, 71 years of age, Indian National, business, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], resident of The Nest, E3/74, Muddawaddo, Saligao, Bardez-Goa hereinabove vide power of attorney signed and executed in his favor before Notary Advocate A.K. Sheikh, Thane-Maharashtra, as on 09-12-2020 bearing Reg no. 197783.

AND WHEREAS the confirming party no.1 is represented herein for the purpose of signing and execution of this deed of sale by her duly constituted attorney **MR. VERNON ARANHA**, son of late Felix Aranha, 71 years of age, Indian National, business, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], resident of The Nest, E3/74, Muddawaddo, Saligao, Bardez-Goa hereinabove vide power of attorney signed and executed in his favor before Notary Advocate N.J D'monte, Bandra, Mumbai as on 08-03-2019 bearing Reg no. 972/2019.

AND WHEREAS confirming parties no.2 represented herein for the purpose of signing and execution of this deed of sale by his duly constituted attorney **MR. VERNON ARANHA**, son of late Felix Aranha, 71 years of age, Indian National, Mayaland Properties Pvt. Ltd.

Director

business, married, holding PAN card bearing no. [REDACTED], holding Aadhaar card bearing no. [REDACTED], both residents of The Nest, E3/74, Muddawaddo, Saligao, Bardez-Goa hereinabove vide power of attorney signed and executed in their favor before Notary Advocate N. J. D'Monte, Bandra, Bombay as on 18-10-2003 and notarized before Notary Advocate A.K. Sheikh, Mira road (E), Thane, dated 09/12/2020 bearing Reg no. 1432/2020.

AND WHEREAS the Purchaser herein is represented by its Directors **1. MR. SATPAL DASS**, son of Mr. Lachman Dass, aged 64 years, married, business, holding PAN card bearing No. [REDACTED], holding Aadhaar card bearing No. [REDACTED], Indian National resident of M-179, First Floor, Greater Kailash-2, South Delhi-110048, **2. MR. SAM GEORGE**, son of Mathai George, age about 60 years, married, business, Indian National, resident of 167 DDA, Janta Flats, Badarpur, South Delhi, Delhi-110044. However for the purpose of signing and execution of this Deed of sale the Purchaser is hereby represented by its authorized Director cum signatory namely **MR. SATPAL DASS** vide Board Resolution no.6, dated 04/09/2021.

AND WHEREAS there exist an immovable Property known as "TOLLEM VAIGUINNIM" or "GHANGORE" situated within the limits of Village Panchayat of ASSAGAO, Taluka, and Sub district of Bardez,, District of North Goa along with a dwelling house bearing H.No.311 now in ruins described in the land registration office of Bardez under No. 5036 of Book No.34 new, enrolled in the Taluka Revenue office under No.1542, Circumscription bears old Cadastral No.1047, presently Surveyed under Survey No. 156 sub division no. 1 of Village Assagao, Bardez-Goa totally measuring an area of [REDACTED] sq. ft. owned by [REDACTED] Pvt. Ltd.

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Director

1525 Sq. meters which property shall be referred to as the **SAID PROPERTY** hereinafter and which property is more described in **Schedule I** herein after.

AND WHEREAS originally the SAID PROPERTY belonged to late Anthony Philip Vaz and his wife late Mrs. Maria Assenca Vaz who were residents of Assagao, who expired leaving behind their children's/successors i.e. Mrs. Theresa Vaz Lousado alias Theresa Lousado widow of Francisco Jose Maria Lousado, Mrs. Maggie Fernandes alias Maggie Vaz alias Margaret Fernandes who married to Mr. Avelino Fernandes, Mrs. Emily Gomes alias Emily Vaz married to Socrates Gomes, Annie Vaz E Britto married to Edwin Francisco Britto, Mr. Anthony Vaz married to Espie Vaz, Mr. Anthony Vaz married to Espie Vaz, Mr. Joseph Vaz married to Winnie Vaz and Michael Vaz.

AND WHEREAS the said Mr. Anthony Vaz who was married to Espie Vaz, died leaving behind his widow as his half moiety holder Mrs. Espie Vaz and following children, Mrs. Freda Vaz, Mrs. Sarita Vaz, Mr. Filip Vaz alias Mr. Philip Vaz all residents of Bombay.

AND WHEREAS upon the death of late Anthony Philip Vaz and his wife late Mrs. Maria Assenca Vaz an inventory proceeding was initiated by Annie Vaz E Britto under Inventory Proceeding No.10/1970 before the Court of the Add-Sessions Judge and Civil Judge Senior Division at Mapusa.

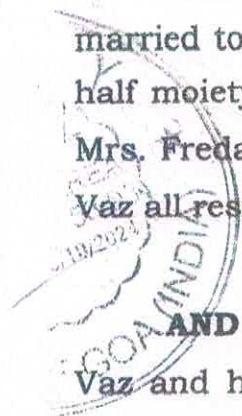
AND WHEREAS the said property was listed as item No.2 in the above Inventory proceeding, the shares of Mrs. Espie Vaz, Mrs. Freda Vaz, Mrs. Sarita Vaz, Mr. Filip Vaz alias

Mayaland Properties Pvt. Ltd.

S. A. D. D.
Director

R. N. V.

Frans.



Mr. Philip Vaz, Mr. Joseph Vaz, to Winnie Vaz and Michael Vaz were taken in auction by Annie Vaz E Britto.

AND WHEREAS upon the death of Mrs. Theresa Vaz Lousado alias Theresa Lousado, widow of Francisco Jose Maria Lousado, Mrs. Maggie Fernandes alias Maggie Vaz alias Margaret Fernandes who married to Mr. Avelino Fernandes, Mrs. Emily Gomes alias Emily Vaz married to Socrates Gomes, Annie Vaz E Britto, married to Edwin Francisco Britto, the Vendors initiated an Inventory Proceeding No. 37/2019/F and the said property was listed as Item No.1 in the above inventory Proceeding.

AND WHEREAS the shares in the said property of Mr. Ayres Dsouza and his wife Mrs. Ginette D'souza, Mrs. Ninette deSa and her husband, Mr. Michael Odilon deSa, Mr. Kevin D'souza, Miss. Karen D'souza, Mrs. Daniella Heron, Mr. James Heron, Mrs. Gemma Rodrigues and Mr. Jose Hermes Rodrigues have been taken in auction by other interested Parties Mrs. Genevieve D'souza, Mrs. Rita Juliana Pereira and her husband Mr. Aloysius Joseph Pereira, Mr. Mario Felicio Gomes and his wife Mrs. Carmen Ida Regina Gomes, Mrs. Shaila Aranha and her husband Mr. Vernon

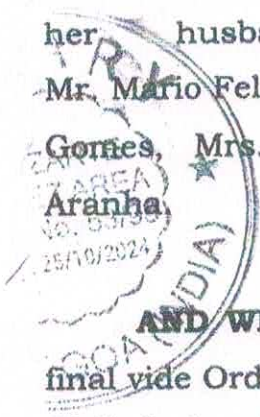
AND WHEREAS the said Inventory proceeding became final vide Order dated 17/02/2021 passed by the Court of the Civil Judge Junior Division at Mapusa bearing No.37/2019 /G and the shares have been allotted to the Vendors respectively and Vendors became owners in possession and enjoyment of the property Described in Schedule I.

Mayaland Properties Pvt. Ltd.

S. A. M. Dam
Director

R. M. V.

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AND WHEREAS the above named CONFIRMING PARTIES, as one of the co-owners of the SAID PROPERTY do not have any objections to the Deed of Sale of THE SAID PROPERTY, and do hereby agrees, confirm and affirm to all the conditions that is stated herein below.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER have agreed to purchase the said property as Described in Schedule I for a price and consideration of Rs.1,65,22,500/- (Rupees One Crore Sixty Five Lakh Twenty Two Thousand Five Hundred Only), after deducting an area of 190 M² for road widening which is agreed and declared to be deducted upon mutual understanding and as per agreement, which is the present market value and for the purpose of stamp duty the same is valued at Rs.1,65,22,500/- (Rupees One Crore Sixty Five Lakh Twenty Two Thousand Five Hundred Only).

AND WHEREAS the VENDORS and the PURCHASER hereby declare that the said Property does not belong to the Schedule Caste or Schedule Tribe Community, in pursuant to the Notification No. RD/Land/LRC/318/77 dated 21/08/1978.

AND WHEREAS the VENDORS and the PURCHASER have mutually agreed on the terms and conditions appearing hereinafter.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. In pursuance of the said **DEED OF SALE** and in consideration as agreed and declared for towards sale of said property the Purchaser have paid the consideration
Mayaland Properties Pvt. Ltd.

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Director

to the respective vendors vide demand draft after deduction of the TDS in full and final, the receipts of which the aforesaid respective consideration, the VENDORS do hereby admit and acknowledge of having received in full vide demand drafts and the VENDORS do hereby grant, convey, transfer and assign by way of Sale the **SAID PROPERTY** which is fully described in the **Schedule I** together with the undivided right, title including all the rights, title, interest, appurtenances, claims, easements, accesses including right to use the passage, access to the main road after deducting road widening area admeasuring 190 M² for road widening as agreed and declared for to be deducted upon mutual understanding and as per agreement TO AND UNTO THE PURCHASER absolutely and forever free from all encumbrances and together with title deeds, writings and other evidence of the title as ordinarily passes on such sale.

2. They the Vendors do hereby convey, transfer and assure unto the Purchaser the **Said Property** described in the **Schedule I** hereunder written together with the message hereditament with all rights in all and singular trees, plants, shrubs, ways, paths, passage water, watercourse, light, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground hereditament and premises or any part thereof belonging or any wise appertaining with the same or any part thereof and further and further all any such part thereof here before usually held, occupied or enjoyed or reputed or known as part or member thereof or belong to be appurtenant thereto and further

Mayaland Properties Pvt. Ltd.

Director

together with all singular, common rights in the said property further all the rights, title, interest, claims and demands whatsoever at law and in equity of the Vendors into or out of or upon the said property hereditament or premises or any or every part thereof TO HAVE AND TO HOLD, possess and enjoy the same and all and singular the said property, described in the Schedule I hereunder written and the hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances (all which are hereinafter called the said premises) unto and to the use and benefit of the Purchaser absolutely and forever as the exclusive owner thereof.

3. The Vendors do hereby further make explicitly clear that the present Sale and the Ownership conferred upon the Purchaser shall be subject to the payment of the rates, taxes, assessments, dues and duties chargeable upon the same or hereafter to become payable to the Government or the village Panchayat or any other local or public body or authority in respect thereof prior to sale deed.
4. The Purchaser, upon representation of the Vendors, have verified the required Title Documents, as submitted by the Vendors to their satisfaction and being satisfied with the title papers, have agreed to purchase the said property at the offered price, on an as is where is basis.

5. The Vendors hereby further declare and confirm having represented to the Purchaser in the manner hereinafter

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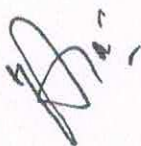
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Director

set out on the basis of which representations on the part of the Vendors, the Purchaser has agreed to purchase the said PROPERTY under these presents and further, they the Vendors hereby declare and covenant that the Vendors now have in themselves good right, full power and absolute authority to convey, transfer and assure the said PROPERTY hereby conveyed, transferred and assured or intended so to be unto and the use of the Purchaser in the manner aforesaid.

6. The Purchaser have opted to publish a public notice in the daily newspaper inviting any objection to the intended sale of said property in favor of the purchaser however purchaser now declared that they have not received any objection of any kind for the intended sale of said property from any person in favor of the Purchaser.
7. The Vendors do hereby convey that the said PROPERTY is free from any encumbrances' or changes whatsoever and has been sold to the Purchaser as such free from all charge, encumbrances, liens, claims or liabilities, whatsoever.
8. The Vendors do hereby convey that there are no pending Suits, appeals, litigation or other proceedings whatsoever in any Court of law or tribunal or any other forum relating to the said PROPERTY or any part or portion thereof or relating to the title of the Vendors thereto or having any relation or connection whatsoever with the said PROPERTY or the rights, title or interest of the vendors therein hereby transferred and conveyed to the Purchasers.




Mayaland Properties Pvt. Ltd.

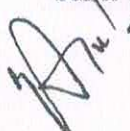
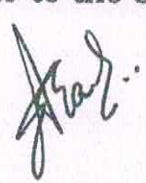
S. A. I. Dew
Director

9. The Vendors do hereby state that there are no disputes, convey that there are no other person/s who claim or have any other rights, title, interest relating to the said property hereby sold.

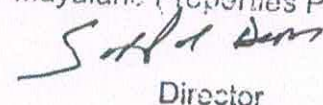
10. The Vendors do hereby declare and confirm that they have not entered into any prior agreement of Sale, Lease, License or any other arrangements or Agreements whatsoever with any other person/s hereto before in respect of the said PROPERTY or any part/s thereof nor have they done or committed any acts or deeds by virtue whereof they are in any manner precluded from entering into the present transaction with the Purchaser and further that there are no subsisting prior arrangements or agreements whatsoever and in case this assurance is found to be incorrect or false in any manner and if liability for any compensation damages or otherwise howsoever arises thereby at any time, the Vendors indemnify the Purchaser for the price paid by him, if the Purchaser is, due to act, directly or indirectly, of the vendors, is denied the enjoyment of the property.

11. The Vendors do hereby convey that no person has any right or preemption or any other rights of the like nature in respect of the said PROPERTY by virtue of which such person is likely to challenge or in any manner upset the present sale.

12. The vendors have handed over to the Purchaser the Certified copies of required documents evidencing their title as with them as submitted to the purchaser to the said PROPERTY, prior to the signing of this Sale Deed.

Mayaland Properties Pvt. Ltd.



Director



13. The Vendors shall assist the Purchaser and further consent for the carrying out the mutations in the respective survey records and in separation of holdings pursuant to the present sale and in favor of the Purchaser and that they shall do and cause to be done all such acts and deeds as may be necessary thereof.

14. The Vendors do hereby state that all the Covenants herein as also the transfer and conveyance made hereunder shall be binding on all the heirs, successors, representatives, in the same manner as they are binding personally on the Vendors.

15. The Vendors do hereby convey that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have occupy, possess and enjoy the **Said Property** hereby conveyed, transferred and assured with their appurtenances and receive the rents, issues and profits thereof and ever part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.

16. The Vendors do hereby further convey that the vendors and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for them, the Vendors or their heirs or any person who is attached or any of them shall and will from time

Mayaland Properties Pvt. Ltd.

[Signature]

[Signature]

[Signature]
Director

to time and at all times hereafter at the request and cost of the Purchaser does and execute or cause to be done and executed all such further and other lawful acts whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser, its successors in title or assigns and assuring the Said Property and every part thereof conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

17. Purchaser agreed and declared that they shall at no point of time raise any further issue as to any additional area as to widening of road and claim any proportionate or any sale price as agreed for and paid other and over then what is agreed and declared to by and between the parties for deduction of the declared area of 192 sq.mts for road widening herein.

18. The Vendors do hereby convey that the Possession of the **Said Property** is handed over to the purchaser at the time of execution of this Deed.

SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable Property known as "TOLLEM VAIGUINNIM" or "GHANGORE" situated within the limits of Village Panchayat of Assagao, Taluka and Sub district of Bardez, District of North Goa along with a dwelling house now in ruins bearing H.No.311, described in the land Registration office of Bardez under No. 5036 of Book No.34 new, enrolled in the Taluka Revenue office under No. 1542 of 1st Circumscription, bears old Cadastral No.1047, presently Mayaland Properties Pvt. Ltd.

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Director

surveyed under Survey No. 156 sub division no. 1 of Village Assagao, Bardez-Goa totally admeasuring an area of 1525 Sq. meters and is bounded as under:

EAST: By the road.

WEST: By the Property Surveyed Under Survey No.156/2.

NORTH: By the road.

SOUTH: By the Property Surveyed Under Survey No 156/6.

The market value of the above described property is valued at Rs. 1,65,22,500/- (one crore sixty five lakhs twenty two thousand five hundred only) and accordingly stamp duty of Rs. 7,43,600/- (rupees seven lakhs forty three thousand six hundred only) is paid herewith.


IN WITNESS WHEREOF the parties have signed this deed at Mapusa, Goa, on the day, month and year first hereinabove written.



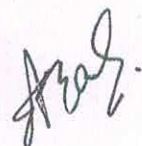

Mayaland Properties Pvt. Ltd.



Director

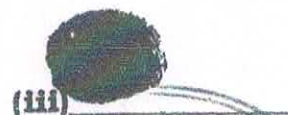
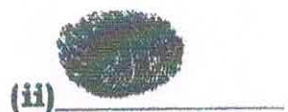
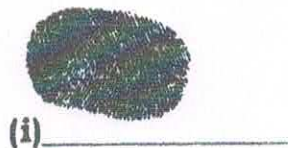


SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS:-

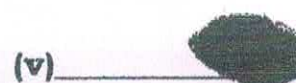
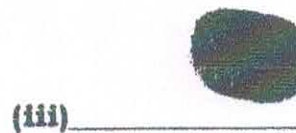
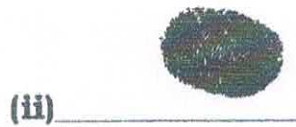
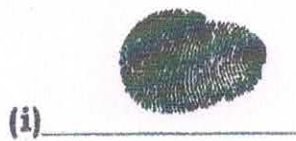


MRS. SHAILA ARANHA- VENDOR NO.2

**LEFT HAND
FINGERPRINTS**



**RIGHT HAND
FINGER PRINTS**



Mayaland Properties Pvt. Ltd.



Director

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS:-

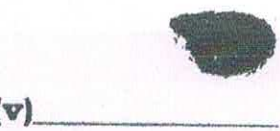
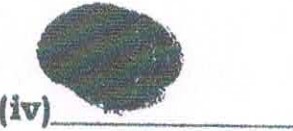
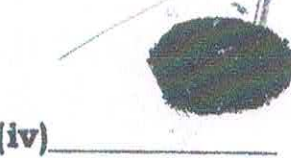
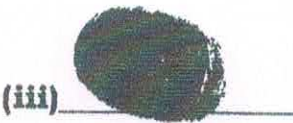
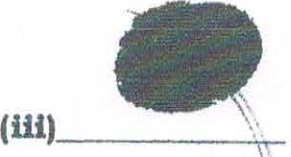
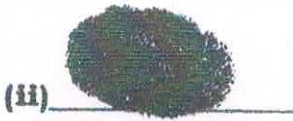
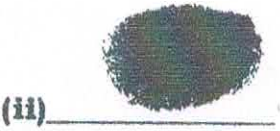
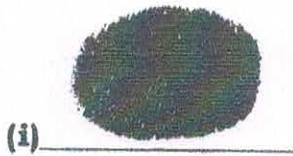
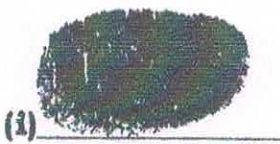


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MR. VERNON ARANHA- VENDOR NO.3 for Self and on behalf of Vendor no. 1, 4,5,6,7 and confirming parties no. 1 and 2 vide Power of Attorney.

LEFT HAND FINGERPRINTS

RIGHT HAND FINGER PRINTS



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Mayaland Properties Pvt. Ltd.

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Director

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASERS:-

S Satpal Dass

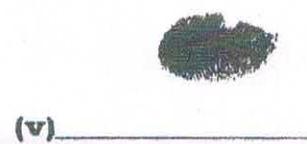
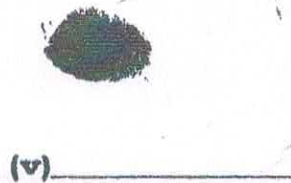
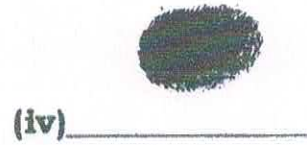
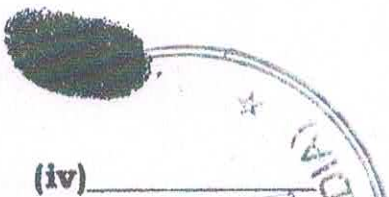
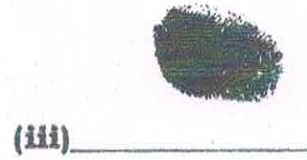
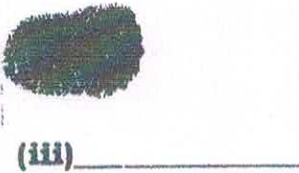
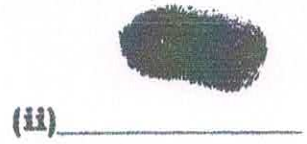
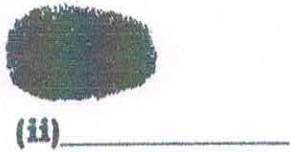
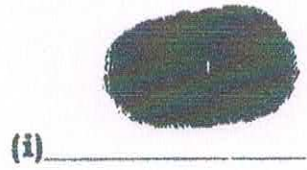
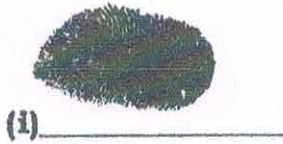


Satpal Dass

**MAYALAND PROPERTIES PRIVATE LIMITED - PURCHASER
represented by its Director MR. SATPAL DASS**

**LEFT HAND
FINGERPRINTS**

**RIGHT HAND
FINGER PRINTS**

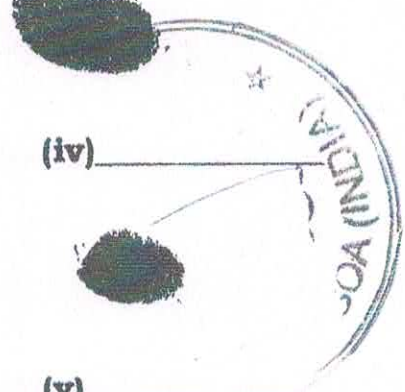
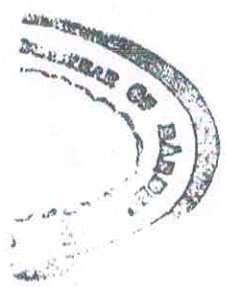


Mayaland Properties Pvt. Ltd.

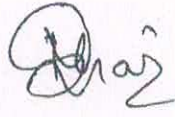
Satpal Dass


Satpal Dass

S Satpal Dass
Director

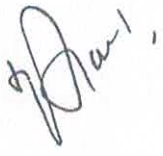


In presence of witnesses:

1. Adv Milind Naik Desai 

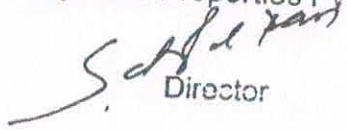
2. PIANDI PRABHUKESHI 







Mayaland Properties Pvt. Ltd.


Director



SCHEDULE II : PAYMENT OF SALE CONSIDERATION

SRN	NAME OF VENDORS	DATE	MODE OF PAYMENT	DD NO.	DRAWN ON	BRANCH	AMOUNT	TDS	TOTAL
1	MRS. GENEVIEVE D'SOUZA	19/11/2021	DEMAND DRAFT	200547	ICICI BANK	PANAJI GOA	2044660	20653	2065313
2	MRS. SHAILA ARANHA	19/11/2021	DEMAND DRAFT	200548	ICICI BANK	PANAJI GOA	1022329	10327	1032656
3	MR. VERNON ARANHA	19/11/2021	DEMAND DRAFT	200549	ICICI BANK	PANAJI GOA	1022329	10327	1032656
4	MRS. RITA JULIANA PEREIRA	19/11/2021	DEMAND DRAFT	200550	ICICI BANK	PANAJI GOA	2044660	20653	2065313
5	MR. ALOYSIUS JOSEPH PEREIRA	19/11/2021	DEMAND DRAFT	200570	ICICI BANK	PANAJI GOA	2044659	20653	2065312
6	MR. MARIO FELICIANO GOMES	19/11/2021	DEMAND DRAFT	200571	ICICI BANK	PANAJI GOA	2044660	20653	2065313
7	MRS. CARMEN IDA REGINA GOMES	19/11/2021	DEMAND DRAFT	200572	ICICI BANK	PANAJI GOA	2044659	20653	2065312
8	MRS. NINETTE ROSE DESA	19/11/2021	DEMAND DRAFT	200573	ICICI BANK	PANAJI GOA	2044660	20653	2065313
9	MR. MICHAEL ODILON DESA	19/11/2021	DEMAND DRAFT	200574	ICICI BANK	PANAJI GOA	2044659	20653	2065312
	TOTAL						16357275	165225	16522500.00

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Mayaland Properties Pvt. Ltd.

Director





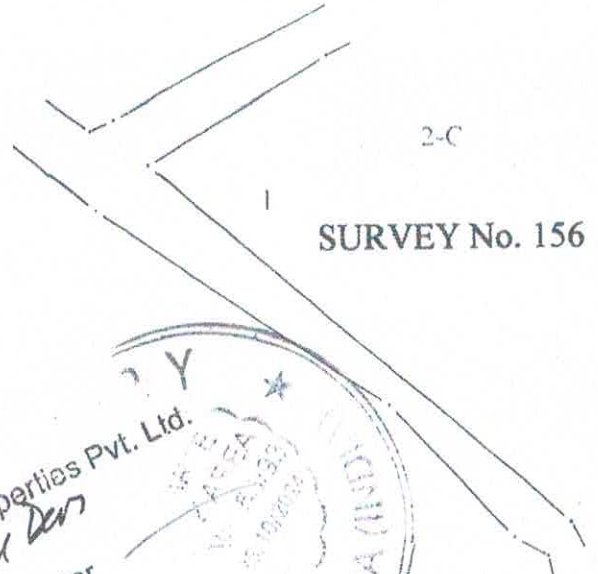
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No:2832

Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 156/ 1
 Scale : 1 :1000



M. P. Kuchelkar
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



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Mayaland Properties Pvt. Ltd.
S. H. [Handwritten]
 Director



Generated By : Nitin M. Pikulkar
 On :18-05-2020

Compared By: *[Handwritten signature]*



FORM I & XIV

नमूना नं 1 व 14

Page 1 of 2

Date: 07/09/2021

Taluka BARDEZ

तालुका

Village Assagao

गांव

Name of the Field Ghangore

शेताचें नांव

Survey No. 156

सर्वे नंबर

Sub Div. No. 1

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिन्नत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.15.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.25

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.15.25

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Theres Vaz Alias Theresa Dourado		127	
2	Maggie Femandes		127	
3	Emiley Gomes		127	
4	Annie Vaz E Britto		127	
5	Vernon Aranha		77842	
6	Genevieve D Souza		77842	
7	Shalla Aranha		77842	
8	Rita Juliana Pereira		77842	
9	Aloysius Joseph Pereira		77842	
10	Mario Felicio Gomes		77842	
11	Carmen Ida Regina Gomes		77842	

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

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



100013161487



FORM I & XIV

नमुना नं 1 व 14

Page 2 of 2

Date: 07/09/2021

Taluka BARDEZ

Survey No. 156

सर्वे नंबर

तालुका

Village Assagao

Sub Div. No. 1

हिस्सा नंबर

Name of the Field Ghangore

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाढालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator करणा-याचे नांव	Mode रीत	Season सोसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation माफिक जमीन		Source of irrigation पिकाचा प्राति	Remarks 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.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Dec-2021 01:47:46 pm

Document Serial Number :- 2021-BRZ-4595

Presented at 01:39:00 pm on 01-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	743600
2	Registration Fee	495680
3	Mutation Fees	2500
4	Processing Fee	3200
Total		1244980

Stamp Duty Required :743600/-



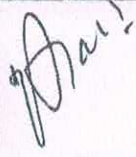


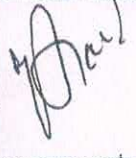






Stamp Duty Paid : 743600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAYALAND PROPERTIES PRIVATE LIMITED Represented By its Director MR SATPAL DASS ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - 111 and 112, First Floor, 21, Kasturba Gandhi Marg, New Delhi-110001, Address2 - , PAN No.: [REDACTED]			



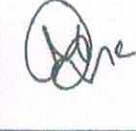



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHAILA ARANHA , Father Name:WILLIAM DSOUZA, Age: 61, Marital Status: Married ,Gender:Female,Occupation: Housewife, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa, PAN No.: [REDACTED]			
2	VERNON ARANHA , Father Name:Late Felix Aranha, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Business, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa, PAN No.: [REDACTED]			
3	SATPAL DASS Director Of MAYALAND PROPERTIES PRIVATE LIMITED , Father Name:Mr Lachman Dass, Age: 64, Marital Status: ,Gender:Male,Occupation: Business, M-179, First Floor, Greater Kailash-2, South Delhi-110048, PAN No.: [REDACTED]			
4	VERNON ARANHA , Father Name:Late Felix Aranha, Age: 71, Marital Status: ,Gender:Male,Occupation: Business, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for GENEVIEVE DSOUZA			
5	VERNON ARANHA , Father Name: Late Felix Aranha, Age: 71, Marital Status: ,Gender:Male,Occupation: Business, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
6	VERNON ARANHA , Father Name: Late Felix Aranha, Age: 71, Marital Status: , Gender: Male, Occupation: Business, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa, PAN No.: [REDACTED]			
7	VERNON ARANHA , Father Name: Late Felix Aranha, Age: 71, Marital Status: , Gender: Male, Occupation: Business, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa , PAN No.: [REDACTED]			
8	VERNON ARANHA , Father Name: Late Felix Aranha, Age: 71, Marital Status: , Gender: Male, Occupation: Business, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa, PAN No.: [REDACTED]			
9	SHAILA ARANHA , Father Name: WILLIAM DSOUZA , Age: 61, Marital Status: , Gender: Female, Occupation: Housewife, The Nest, E3-74, Muddawaddo, Saligao, Bardez-Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: MILIND NAIK DESAI, Age: 45, DOB: , Mobile: 9822480660 , Email: lawdesmil@rediffmail.com , Occupation: Advocate , Marital status : Married , Address: 403507, CANESH PURI MAPUSA GOA , Mapusa, Bardez, NorthGoa, Goa			
2	Name: MANOJ JAGDISH PRABHUDESAI, Age: 39, DOB: , Mobile: 7323056463 , Email: , Occupation: Business , Marital status : Married , Address: 403507, MAPUSA, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-4595

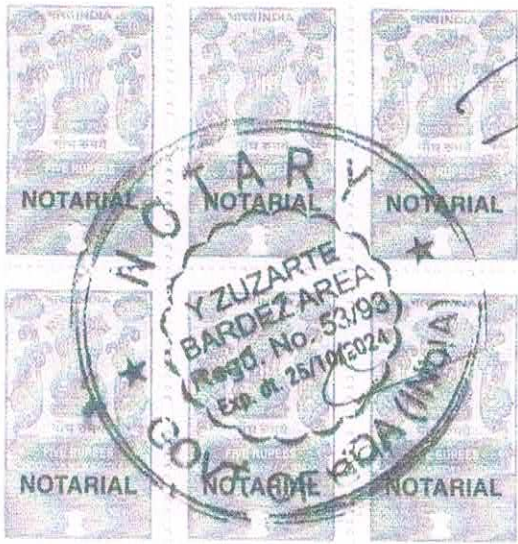


Document Serial No:-2021-BRZ-4595

Book :- 1 Document
Registration Number :- **BRZ-1-4456-2021**
Date : 01-Dec-2021

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

REGISTRAR
BARDEZ



Certified that this is a True Copy
of the Original
Mapusa on 28/11/2022

ZUZARTE
B.ScLL.B
NOTARY
Bardez Division

Reg No - 910/2022

