

(RUPEES IN LAKH ONLY)

Phone No: 9956506668  
Sold To/Issued To:  
Reshma Seth  
For Whom/ID Proof:  
Aadhar



MAR-17-2022 11:25:03

₹ 1000000/-

ONE ZERO ZERO ZERO ZERO ZERO ZERO  
38162621647516303162-00001742 Other  
3816262 35/02/02/2021-R01

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

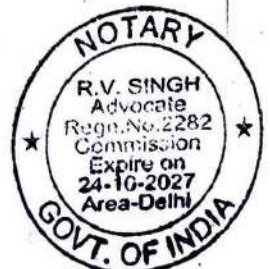
*Reshma Seth*  
Authorised Signatory

Name of Purchaser: RESHMA SETH & SANDEEP SETH

2022-BR2-1363  
24/3/22



## DEED OF SALE



*Reshma Seth*

*Sandeep Seth*

Certified true copy of original

7 NOV 2022 Notary Public, Delhi (India)

(RUPEES THREE LAKH FIFTY THOUSAND ONLY)

Phone No: 9952606668

Sold To/issued To:

Reshma Seth

For Whom/ID Proof:

Aadhar

भारत INDIA

INDIA NOT JUDICIAL



CITIZEN CREDIT

Non-Judicial

Notary Seal



सत्यमेव जयते



KAB-17-2622 11:26:27

₹ 0350000/-

END TIME RE END END END END

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3818202 36/02/2021-RCI

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*Reshma*  
Authorised Signatory

Name of Purchaser: RESHMA SETH & SANDEEP SETH



## DEED OF SALE

*Reshma Seth*

*Sandeep Seth*



**THIS DEED OF SALE** is made at Mapusa, Taluka, Bardez - Goa, on this 24<sup>th</sup> day of the month of March of the year Two Thousand and Twenty Two.

**BETWEEN**

1. **MRS. ROSANNA D'SILVA STOEHR**, alias **MRS. ROSANNA STOHR** alias **MRS. ROSANNA ALPONIA D'SILVA STOHR** wife of Mr. Joachim Stoehr and daughter of Mr. Caetano Joao Palacido D'Silva, aged 62 years, housewife, married, Indian National, having PAN Card No. \_\_\_\_\_ and AADHAR Card No. \_\_\_\_\_

\_\_\_\_\_, mobile No. \_\_\_\_\_, and her husband, **2. MR. JOACHIM STOEHR**, son of Mr. Alfred Stohr aged 73 years, business, married, German National, holding OCI Card No. \_\_\_\_\_, mobile No. \_\_\_\_\_, both residents of Agnes Haven, H. No. 419, Tinto Wado, Nerul, Bardez - Goa,

hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.



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## AND

- I) **Mr. Sandeep Seth**, S/O Jagdish Narain Seth, aged 43 years, Businessmen, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], mobile No. [REDACTED].
- II) **Mrs. Reshma Seth**, Wife Of Mr. Sandeep Seth & Daughter of Mr. Krishan Murari Mehra, aged 41 years, housewife, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], mobile No. [REDACTED], both are r/o H-50, South Extension, Part 1, South Delhi 110049, hereinafter referred to as **"PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Partners, executors, administrators and/or assigns of the **SECOND PART**;

WHEREAS there exist ALL THAT PROPERTY known as "FATTAWADA" or "BORVON" or "BATULEM", situated at Fattawado of Village **Nerul**, within the limits of Village Panchayat of Nerul, Tehsil and Sub-District

*S. V. Singh Seth*



*File*

of Bardez, District of North Goa, State of Goa, which property is registered in Land Registration Office of Ilhas under No. 14838 of Book B-39 (New) at page 63 and inscribed under No. 12826 at folio No. 54 of Book F-21 and surveyed under Survey No. **63/25**, totally admeasuring **3300 sq. mts.** Having dilapidated structure of 300 sq. mtrs., which property is hereinafter referred to as the **SAID PROPERTY** and more particularly described in **SCHEDULE I** hereunder written.



**AND WHEREAS** the SAID PROPERTY originally belonged to Braz Caetano de Melo and his wife, Maria Clothildes Esperanca de Melo.

**AND WHEREAS** vide Gift Deed dated 25/04/1923, the said Braz Caetano de Melo and his wife, Maria Clothildes Esperanca de Melo gifted the SAID PROPERTY in equal share in favour of their four sons, namely, Nicolau Mathias Aureliano de Melo; Rafael Antonio Malaquias de Melo; Piedade Salvador de Melo and Jose Lourenco de Melo.



*[Signature]*

*[Signature]*

**AND WHEREAS** the said Braz Caetano de Melo passed away on 14/03/1927 and his widow, Maria Clothildes Esperanca de Melo passed away on 25/08/1927 and upon their death Inventory Proceedings were initiated and the SAID PROPERTY was listed at Item No. 6.

**AND WHEREAS** vide Order dated 13/06/1930 passed in the said Inventory Proceedings, the SAID PROPERTY was allotted in favour of the said Jose Lourenco de Melo.

**AND WHEREAS** vide Deed of Sale dated 10/02/1982 registered before Sub-Registrar of Ilhas, Panaji - Goa under Registration No. 146 at pages 48 to 54 of Book No. I, Volume No. 179 dated 02/02/1983, the said Jose Lourenco de Melo and his wife, Ana Magdalena D'Souza E D'Melo sold the SAID PROPERTY in favour of Shri. Caitano Joao Placido D'Silva.

**AND WHEREAS** the said Shri. Caitano Joao Placido D'Silva along with his wife, Mrs. Agnes Veradiana



*Shri. Caitano Joao Placido D'Silva*

*Agnes Veradiana*

obtaining due approvals/permission from the concerned departments constructed a residential building on the portion of the SAID PROPERTY.

**AND WHEREAS** the said Shri. Caitano alias Caetano Joao Placido D'Silva passed away on 03/11/2005 and his wife, Mrs. Agnes Veradiana alias Verodiana D'Silva passed away on 17/02/2006 leaving behind their following legal heirs:

- i) Mr. Roy D'Silva married to Mrs. Janette D'Silva
- (ii) Mrs. Ramona Saldanha married to Mr. Paul Saldanha
- (iii) Mr. Ronald D'Silva married to Mrs. Blossam D'Silva
- (iv) Mrs. Rosanna D'Silva Stoehr married to Mr. Joachim Stoehr

**AND WHEREAS** upon death of the said Shri. Caitano alias Caetano Joao Placido D'Silva and his wife, Mrs. Agnes Veradiana alias Verodiana D'Silva, Inventory Proceedings bearing No. 25/2019/F was instituted before the Civil Judge Junior Division at Mapusa - Goa wherein ALL THAT Plot 'B' admeasuring 2500 sq. mts.



*[Signature]*

*[Signature]*

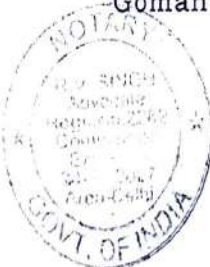
forming part of the SAID PROPERTY was listed at  
Item No. 1.

**AND WHEREAS** the said **Plot 'B'** admeasuring **2500 sq. mts.** forming part of the SAID PROPERTY was taken in auction by the said Mrs. Rosanna D'Silva Stoehr married to Mr. Joachim Stoehr which was confirmed vide Judgement and Decree dated 06/07/2019 passed in the said Inventory Proceedings bearing No. 25/2019/F by the Civil Judge Junior Division at Mapusa - Goa.



**AND WHEREAS** in view of above, the said Mrs. Rosanna D'Silva Stoehr (Vendor No. 1 hereinabove) along with her husband, Mr. Joachim Stoehr (Vendor No. 2 hereinabove) became absolute owners in possession of the said **Plot 'B'** admeasuring **2500 sq. mts.** forming part of the SAID PROPERTY which plot 'B' is hereinafter referred to as the **SAID PLOT 'B'** and more particularly described in **SCHEDULE II** hereunder written.

**AND WHEREAS** public notice was published in Gomantak (Marathi) and Navhind Times dated



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05/01/2021 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 'B'** by the Vendors and after elapse of 15 days no objection are received.

**AND WHEREAS** vide Order No. ISLR/PART/BAR/NER/158/21 Dated 26-11-2021 the **SAID PLOT 'B'** is partitioned and a separate survey No. 63/25-A is obtained.

**AND WHEREAS VENDORS** No. 1 & 2 is hereby represented by their power of attorney holder Mr. Roy Athanasius D'Silva, Aged 69 Years, Married, holder of Aadhar Card No. 591002444105, S/O Caetano Jeao Placido D'Silva, R/O 24/11, Jaipur Villa, Siolim - Goa vide duly notarized power of attorney at Dubai - Consulate, Dated 12-01-22.

**AND WHEREAS** the VENDORS have agreed with the PURCHASER for the absolute sale of the **SAID PLOT 'B'** and PURCHASER has agreed to purchase the **SAID PLOT 'B'** for the total consideration of **RS. 3,00,00,000/- (RUPEES THREE CRORE ONLY).**



*[Signature]*

*[Signature]*

**NOW THIS DEED OF SALE WITNESSETH AS**  
**UNDER:-**

i) 1. That in consideration of payment of RS. 3,00,00,000/- (RUPEES THREE CRORE ONLY) which amount after deduction of TDS equivalent to RS. 65,63,700/- (RUPEES SIXTY FIVE LACS SIXTY THREE THOUSAND SEVEN HUNDRED ONLY) amounts to Rs. 2,34,36,300/- (RUPEES TWO CRORE THIRTY FOUR LACS THIRTY SIX THOUSAND THREE HUNDRED ONLY), paid by the PURCHASERS in the manner more particularly stipulated in the Schedule III hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the **SAID PLOT 'B'** which **PLOT 'B'** is more particularly described in Schedule II hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure-I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the



**SAID PLOT 'B'** belonging to or in any way

*[Signature]*

*[Signature]*

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 VENDORS into or upon the **SAID PLOT 'B'** hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That VENDORS do hereby assure the PURCHASERS that the **SAID PLOT 'B'** hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the **SAID PLOT 'B'** by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the **SAID PLOT 'B'** is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the **SAID PLOT 'B'** and there is no claim by any third party against



*\$-day Sub*

*Sub*

this plot, on any account whatsoever, and that there is no dispute pending regarding this plot. The VENDORS declare that they have not agreed to sell the **SAID PLOT 'B'** or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the **SAID PLOT 'B'** 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 'B'** and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the **SAID PLOT 'B'**. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the **SAID PLOT 'B'** by any authority or government department.

3. The possession of the **SAID PLOT 'B'** hereby sold by VENDORS have been handed over to PURCHASERS today.

4. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the **SAID**



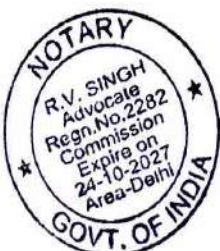
*[Signature]*

*[Signature]*

**PLOT 'B'** to Schedule II hereunder written. The PURCHASER shall also be entitled to apply for and transfer in its favour, the part hereby purchased in all other public records, village records, etc.

5. VENDORS covenant that incase any defect is found in the title of the VENDORS of the **SAID PLOT 'B'** hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

6. That the VENDORS hereby assure the PURCHASERS that there are no third party rights of whatsoever nature in respect of the **SAID PLOT 'B'** 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 PURCHASERS in case of any valid and

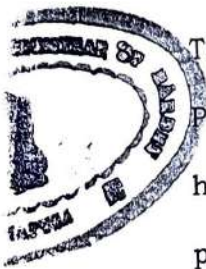


*[Signature]*

*[Signature]*

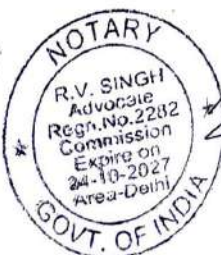
legally subsisting claim, objections from any persons with regard to the same.

7. That VENDORS do hereby assure the PURCHASERS that the **SAID PLOT 'B'** hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.



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

9. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the **SAID PLOT 'B'** or any breach of the covenants or any valid and legally subsisting claim.



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*Shih*

10. The VENDORS and PURCHASERS hereby declare that the **SAID PLOT 'B'** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

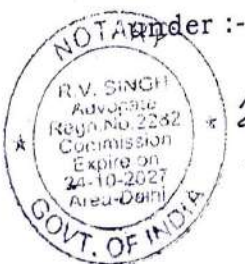
11. Price paid corresponds to the market value the **SAID PLOT 'B'** and accordingly stamp duty of Rs. 3,00,00,000/- (**RUPEES THREE CRORE ONLY**) has been affixed herewith.



### SCHEDULE - I

#### (Description of the Said Property)

ALL THAT PROPERTY known as "FATTAWADA" or "BORVON" or "BATULEM", situated at Fattawado of Village Nerul, within the limits of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is registered in Land Registration Office of Ilhas under No. 14838 of Book B-39 (New) at page 63 and inscribed under No. 12826 at folio No. 54 of Book F-21 and surveyed under Survey No. 63/25, totally admeasuring 3300 sq. mts. and is bounded as



**North :** by the P.W.D. Road

**South :** by the P.W.D. Road

**East :** by the property bearing Survey No. 63/26 of Village Nerul

**West :** by the property bearing Survey No. 63/24 of Village Nerul

**SCHEDULE - II**

**(Description of the Said Plot 'B')**

ALL THAT PLOT 'B' admeasuring 2500 sq. mts. bearing Survey No. 63/25-A forming part of the property more particularly described in SCHEDULE I hereinabove and is bounded as under :-

**North :** By the Road;

**South :** By the Road.

**East :** By the property bearing Survey No 63/26 of Village Nerul;

**West :** By the property bearing Survey No 63/24 of Village Nerul and internal road



*Adh*

**SCHEDULE III**

(Consideration)

- ii) Vide Cheque No. 004461 dated 01-03-22 drawn on ICICI Bank, amounting to Rs. 25,00,000/- (Rupees TWENTY FIVE LACS Only) in favour of Vendor No. 1
- iii) Vide RTGS Bearing UTR No. IDBR52022031627530584 dated 16-03-22, amounting to Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) in favour of Vendor No. 1.
- iv) Vide DD No. 221328 dated 11-03-22 drawn on Indian Bank, amounting to Rs. 77,03,040/- (Rupees Seventy-Seven Lacs Three Thousand Forty Only) in favour of Vendor No. 1.
- v) Vide DD No. 221329 dated 11-03-22 drawn on Indian Bank, amounting to Rs. 77,02,033/- (Rupees Seventy-Seven Lacs Two Thousand Thirty Three Only) in favour of Vendor No. 1
- vi) Vide RTGS No. ICICR1202231901878138 dated 19-03-22, amounting to Rs. 12,00,052/- (Rupees Twelve Lacs Fifty Two Only) in favour of Vendor No. 1.

- vii) Vide RTGS bearing UTR No. IDBR52022031927576842 dated 19-03-22



*S. Singh*

*S. Singh*

drawn on Indian Bank, amounting to Rs.  
5,00,000/- (Rupees Five Lacs Only) in favour of  
Vendor No. 1.

viii) Vide RTGS bearing No.  
IDIBR52022032327625841 dated 23-03-22  
drawn on Indian Bank, amounting to Rs.  
5,00,000/- (Rupees Five Lacs Only) in favour of  
Vendor No. 1.

ix) Vide RTGS bearing No.  
IDIBR52022032327626067 dated 23-03-22  
drawn on Indian Bank, amounting to Rs.  
2,01,059/- (Rupees Two Lacs One Thousand  
Fifty Nine Only) in favour of Vendor No. 1.

x) Vide RTGS bearing reference No. 000356536084  
dated 23-03-22 drawn on Indian Bank,  
amounting to Rs. 3,15,058/- (Rupees Three Lacs  
Fifteen Thousand Fifty Eight Only) in favour of  
Vendor No. 1.

xi) Vide RTGS dated 23-03-22 drawn on Indian  
Bank, amounting to Rs. 3,15,058/- (Rupees  
Three Lacs Fifteen Thousand Fifty-Eight Only) in  
favour of Vendor No. 1.

xii) TDS deducted equivalent to RS. 65,63,700/-  
(RUPEES SIXTY-FIVE LACS SIXTY THREE  
THOUSAND SEVEN HUNDRED ONLY).



*S. Singh*

*H. Singh*

IN WITNESSES WHEREOF the parties hereto have  
signed this Deed of Sale, the date, month and the  
year first hereinabove written,

SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED VENDORS

*[Signature]*

*[Signature]*



**MRS. ROSANNA D'SILVA STOEHR**

By Her Power Of Attorney Holder

**Mr. Roy Athanasius D'Silva**

L.H.F. Prints

R.H.F. Prints



*[Signature]*

*[Signature]*

SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED VENDORS

*[Signature]*



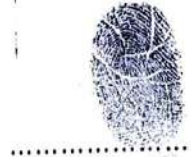
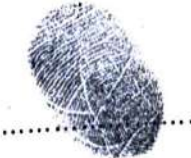
**MR. MR. JOACHIM STOEHR**

By His Power Of Attorney Holder

**Mr. Roy Athanasius D'Silva**

L.H.F. Prints

R.H.F. Prints



*[Signature]*

*\$ 2 days Settle*

SIGNED, SEALED AND DELIVERED )

by the within named PURCHASERS

*Sandeep Seth*



(Mr. Sandeep Seth

For Self & POA Holder of Purchaser No.2 Mrs.  
Reshma Seth)

L.H.F. Prints



R.H.F. Prints



*Prin*

In the Presence of:-

1.   
(Siddhesh S. Naik)

2. Samiksha Naik date  


\$ 1 day Seth



Certified true copy of original

Notary Public, Delhi (India)

7 NOV 2022

1363/2022

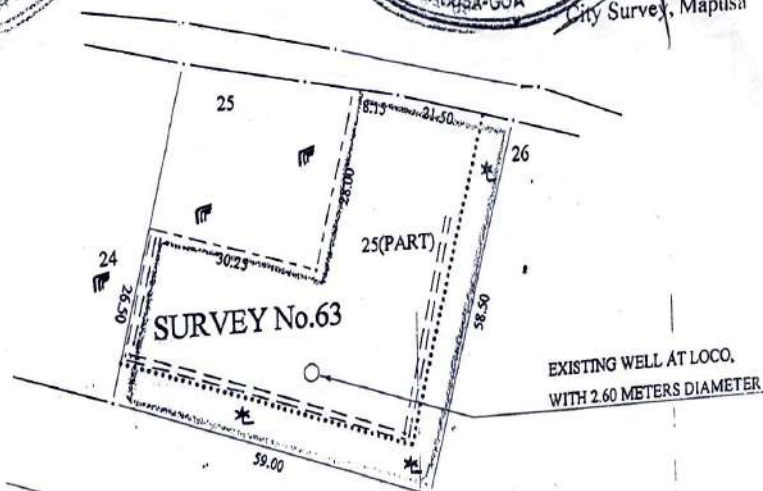
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

PLAN

OF THE LAND BEARING SUB-DIV. No. 25 (PART) OF SURVEY No. 63 SITUATED  
AT NERUL VILLAGE OF BARDEZ TALUKA  
APPLIED BY ROSANNA A. D'SILVA  
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL  
PURPOSE, VIDE CASE NO. 4/255/CNV/AC-III/2019/1414 DATED 13-11-2019  
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, MAPUSA - BARDEZ GOA.

SCALE : 1:1000

AREA PROPOSED TO BE CONVERTED. .... 2500 Sq. Mts.



PREPARED BY

*[Signature]*  
VIVEK BUDE  
Field Surveyor

*[Signature]*  
25.04.21  
ADDITIONAL COLLECTOR - III  
North Goa District,  
Mapusa - Goa

VERIFIED BY:

*[Signature]*  
YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 27/11/2019

FILE NO: 8/CNV/MAP/373/19





## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 24-Mar-2022 12:03:01 pm

Document Serial Number :- 2022-BRZ-1363

Presented at 11:47:01 am on 24-Mar-2022 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       | 1350000 |
| 2     | Registration Fee | 900000  |
| 3     | Mutation Fees    | 2500    |
| 4     | Processing Fee   | 3080    |
| Total |                  | 2255580 |

Stamp Duty Required :1350000/-

Stamp Duty Paid : 1350000/-

presence

| Sr.No | Party Name and Address                                                                                                                                                         | Photo | Thumb | Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | SANDEEP SETH , Father Name: Jagdish Narain Seth, Age: 43,<br>Marital Status: Married , Gender: Male, Occupation: Business,<br>Address1 - NEW DELHI, Address2 - ,<br>PAN No.: . |       |       |           |

## Executer

| Sr.No | Party Name and Address                                                                                                                                                                                                                                                       | Photo | Thumb | Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | SANDEEP SETH , Father Name: Jagdish Narain Seth, Age: 43,<br>Marital Status: Married , Gender: Male, Occupation: Business,<br>NEW DELHI,<br>PAN No.: .                                                                                                                       |       |       |           |
| 2     | Sandeep Seth , Father Name: Jagdish Narain Seth, Age: 43,<br>Marital Status: , Gender: Male, Occupation: Business, H-50 South<br>Extension Part 1 South Delhi 110049,<br>PAN No.: , as Power Of Attorney Holder for<br>RESHMA SETH                                           |       |       |           |
| 3     | Roy ASthanasius Dsilva , Father Name: Caetano Jeao Placido<br>DSilva, Age: 69,<br>Marital Status: , Gender: Male, Occupation: Business, 24-11 Jaipur<br>Villa Gaunsavaddo Soidem Siolim Bardez - Goa,<br>PAN No.: , as Power Of Attorney Holder for<br>ROSANNA DSILVA STOEHR |       |       |           |
|       | Roy ASthanasius Dsilva , Father Name: Caetano Jeao Placido<br>DSilva, Age: 69,<br>Marital Status: , Gender: Male, Occupation: Business, 24-11 Jaipur<br>Villa Gaunsavaddo Soidem Siolim Bardez - Goa,<br>PAN No.: , as Power Of Attorney Holder for<br>JOACHIM STOEHR        |       |       |           |

Witness

31-03-2022

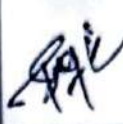
Individually/Collectively recognize the Vendor, Purchaser, POA Holder,

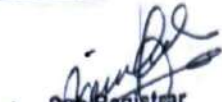
GOVT OF INDIA

Party Name and Address

Photo Thumb Signature

03/03/2022, 12:02

| Party Name and Address |                                                                                                                                                                                                       | Photo                                                                             | Thumb                                                                             | Signature                                                                          |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 1                      | Name: SIDDHESH SITARAM NAIK, Age: 26, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403512, 379 Madhalawada , 379 Madhalawada , Parcem, Pernem, NorthGoa, Goa |  |  |  |
| 2                      | Name: SAMIKSHA SANJIT NAIK, Age: 41, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403110, Carambolim, Tiswadi, NorthGoa, Goa                                   |  |  |  |

  
Sub-Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2022-BRZ-1363



Document Serial No:-2022-BRZ-1363

Book :- 1 Document

Registration Number :- BRZ-1-1313-2022

Date : 24-Mar-2022



SUB-REGISTRAR  
BARDEZ

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





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

CBAR 122-6990

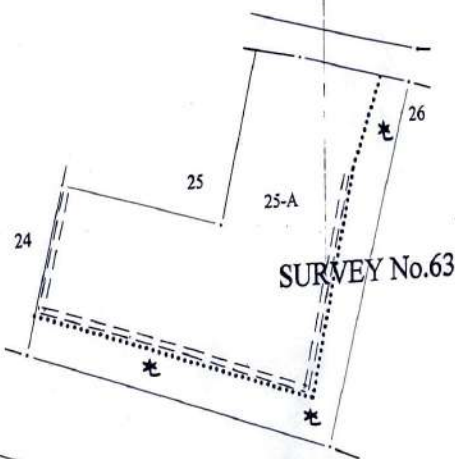


Plan Showing plots situated at  
Village : NERLL  
Taluka : BARDEZ  
Survey No./Subdivision No. : 63/  
Scale : 1 : 1000

25-A



(Rajesh R. Patil Kuchelkar)  
Inspector of Survey &  
Land Records.



Generated By : Swetal Narvekar (F.S)  
On : 23-03-2022

Compared By:

# Receipt

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 24-Mar-2022 12:04:44  
Date of Receipt: 24-Mar-2022

Receipt No : 2021-22/9/4998  
Serial No. of the Document : 2022-BRZ-1363  
Nature of, Document : **Conveyance - 22**  
Received the following amounts from **SANDEEP SETH** for Registration of above Document in Book-1 for the year 2022

|                  |                                                                         |           |                                                              |        |
|------------------|-------------------------------------------------------------------------|-----------|--------------------------------------------------------------|--------|
| Registration Fee | 900000                                                                  | E-Challan | • Challan Number : 202200212328<br>• CIN Number : CPABMQZFP4 | 900000 |
| Processing Fee   | 3080                                                                    | E-Challan | • Challan Number : 202200212328<br>• CIN Number : CPABMQZFP4 | 3580   |
| Total Paid       | 903580 ( Rupees Nine Lakh Three Thousand Five Hundred And Eighty 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 :

Siddhesh Naik

S. Sandeep Sethi

Signature of the Presenter

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 24-Mar-2022

For [Signature] 24.3.2022  
Signature of the Sub-Registrar

Signature of the person receiving the Document



Certified true copy of original

Notary Public, Delhi (India)

27 NOV 2022



गोवा GOA

6513

Serial No. 14548 Place of Vendor, Porvgrim - Goa. Date 08/11/22  
 Value of Stamp paper 1000/-  
 Name of Purchaser Sandeep Seth  
 Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
 Purpose \_\_\_\_\_ Transacting Parties *[Signature]*  
 Signature of Vendor \_\_\_\_\_ Signatures of Licensor  
 The Gadenbaba Multipurpose Co-op. Sty. Ltd.  
 LIC No. AC/ST/EN/07/2013. Dt. 10/10/2019



### DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made at Mapusa,  
 Taluka, Bardez - Goa, on this 8<sup>th</sup> day of the month of November of the  
 year Two Thousand and Twenty-Two



*[Signature]*

*[Signature: Sandeep Seth]*

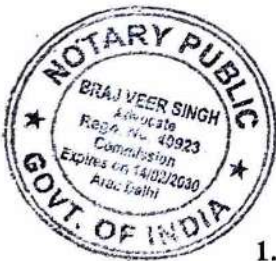
**BETWEEN**

1. **MRS. ROSANNA D'SILVA STOEHR**, alias **MRS. ROSANNA STOHR** alias **MRS. ROSANNA ALPONIA D'SILVA STOHR** alias **ROSANNA A. DSILVA**, wife of Mr. Joachim Stoehr and daughter of Mr. Caetano Joao Palacido D'Silva, aged 62 years, housewife, married, Indian National, having PAN Card No. \_\_\_\_\_ and AADHAR Card No. \_\_\_\_\_, mobile No. \_\_\_\_\_, and her husband,

2. **MR. JOACHIM ALFRED STOEHR**, son of Mr. Alfred Stohr aged 73 years, business, married, German National, holding OCI Card No. \_\_\_\_\_, mobile No. \_\_\_\_\_, both residents of Agnes Haven, H. No. 419, Tinto Wado, Nerul, Bardez - Goa, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

**AND**

1. **MR. SANDEEP SETH**, son of Jagdish Narain Seth, aged 43 years, Businessmen, married, Indian National, having PAN Card No. \_\_\_\_\_ and AADHAR Card No. \_\_\_\_\_, mobile No. \_\_\_\_\_, and his wife,



2. **MRS. RESHMA SETH**, Wife of Mr. Sandeep Seth & Daughter of Mr. Krishan Murari Mehra, aged 41 years, housewife, married, Indian National, having PAN Card No. \_\_\_\_\_ and AADHAR Card No. \_\_\_\_\_ mobile No. \_\_\_\_\_, both are r/o H-50, South Extension, 110049, Part 1, South Delhi hereinafter "**PURCHASERS**" (which referred to expression as shall unless it be repugnant to the context or meaning thereof be deemed to include its Partners, executors, administrators and/or assigns of the **SECOND PART**;

**WHEREAS**, in this Deed of Rectification the Vendor No. 1 & Vendor No. 2, Mrs. Rosanna D'silva Stoehr, alias Mrs. Rosanna Stohr alias Mrs. Rosanna Alponia D'silva Stohr alias Rosanna A. DSilva of the First Part is represented by their Brother/Brother-in-Law **Mr. Roy Athanasius D'Silva** as their lawful attorney, vide Power of Attorney duly executed on 04/01/2022, before the Anita Gupta Vice Consul Consulate General of India Dubai UAE, The said POA is adjudicated by Additional Collector-I, North Goa District Panaji Goa under Receipt No. 150 dated 12/01/2022, The Notarized copy of the said Power of Attorney is produced along with this Deed of Rectification.

**AND WHEREAS** Purchaser No. 2 is represented by her husband Purchaser No. 1 vide Power of Attorney duly executed on



Vol. No. 345, on page 40 to 52, on 21/03/2022 before Sub-Registrar V(1), New Delhi. The Notarized Copy of the Said Power of Attorney is produced along with this Deed of Rectification.

**AND WHEREAS** there exist ALL THAT PROPERTY known as "FATTAWADA" or "BORVON" or "BATULEM", situated at Fattawado of Village Nerul, within the limits of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is registered in Land Registration Office of Ilhas under No. 14838 of Book B-39 (New) at page 63 and inscribed under No. 12826 at folio No. 54 of Book F-21 and surveyed under Survey No. 63/25, totally admeasuring 3300 Sq. mts. having dilapidated structure of 300 Sq. mts which property is hereafter referred to as the **SAID PROPERTY** and more particularly described in **SCHEDULE-I** hereunder written.

**AND WHEREAS** the **PLOT 'B'** admeasuring 2500 sq. mts. forming part of the Said Property was taken in auction by the said Mrs. Rosanna D'Silva Stoechr married to Mr. Joachim Stoechr which was confirmed vide Judgement and Decree dated 06.07.2019 passed in the Inventory Proceedings bearing no. 25/2019/F by the Civil Judge Junior Division at Mapusa-Goa, which plot hereinafter referred to as **SAID PLOT** and is more particularly described in the **SCHEDULE-II** herein



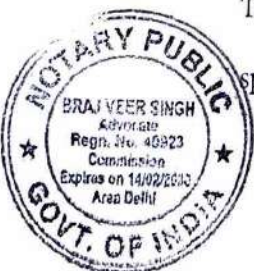
**AND WHEREAS** the "VENDORS" herein had sold SAID PLOT known as "FATTAWADA" or "BORVON" or "BATULEM", surveyed under Survey No. 63/25-A situated at Fattawado of Village Nerul, within the limits of Village Panchayat of Nerul, Taluka and Sub-District, District of North Goa, State of Goa to the Purchasers herein above vide Deed of Sale dated **24.03.2022** hereinafter called as "PRINCIPAL DEED".

**AND WHEREAS** the Said Principal Deed is registered in the office of Civil Registrar-cum-sub-Registrar of Bardez under Book 1 Document, bearing Registration No. BRZ-1-1313-2022, dated 24.04.2022.

**AND WHEREAS** on page 1 (One) other specified name of the Vendor No.1 was not added and also on page no. 13 (Thirteen) under **SCHEDULE-I** other specified name of the Said Property was not added and the same is done in the manner hereinafter appearing.

**NOW THEREFORE THIS DEED OF RECTIFICATION**  
**WITNESSESAS UNDER: -**

That in addition of the name of the Vendor No. 1 at page 1 (One) other specified name is not added and to be added as follows :-



1

/ s/

MRS. ROSANNA D'SILVA STOEHR, alias MRS. ROSANNA STOHR alias MRS. ROSANNA ALPONIA D'SILVA STOHR alias ROSANNA A. DSILVA to be rectified now and

In addition of the Name of the Said Property at page 13 (Thirteen) under SCHEDULE-I other specified name of the said property is not typed and to be added as follows and the Schedule in toto should be read as:-

**SCHEDULE-I**

**(Description of the Said Property)**

ALL THAT PROPERTY known as "FATTAWADA" or "BORVON" or "BATULEM" or "FATTA WADDO", situated at Fattawado of Village Nerul, within the limits of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is registered in Land Registration Office of Ilhas under No. 14838 of Book B-39 (New) at page 63 and inscribed under No. 12826 at folio No. 54 of Book F 21 and surveyed under Survey No. 63/25, totally admeasuring 3300 sq. mts. and is bounded under:

**NORTH:** By the P.W.D. Road;

**SOUTH:** By the P.W.D. Road;



**WEST:** By the property bearing Survey No. 63/24 of Village Nerul.

to be rectified now.

That as certified and modified as aforesaid the Said Principal Deed shall remain in full force and effect and shall be binding on all the parties hereto.

### **SCHEDULE-I**

#### **(Description of the Said Property)**

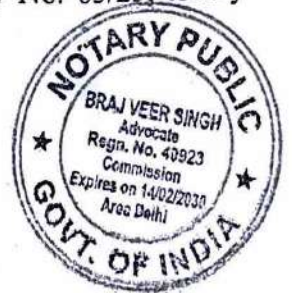
ALL THAT PROPERTY known as "FATTAWADA" or "BORVON" or "BATULEM", situated at Fattawado of Village Nerul, within the limits of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is registered in Land Registration Office of Ilhas under No. 14838 of Book B-39 (New) at page 63 and inscribed under No. 12826 at folio No. 54 of Book F 21 and surveyed under Survey No. 63/25, totally admeasuring 3300 sq. mts. and is bounded under:

**NORTH:** By the P.W.D. Road;

**SOUTH:** By the P.W.D. Road;

**EAST:** By the property bearing Survey No. 63/26 of Village Nerul;

**WEST:** By the property bearing Survey No. 63/24 of Village Nerul.



## SCHEDULE-II

### (Description of the Said Plot 'B')

ALL THAT PLOT 'B' admeasuring 2500 sq. mts. bearing Survey No. 63/25-A forming part of the property more particularly described in SCHEDULE I hereinabove and is bounded as under:

**NORTH:** By the Road;

**SOUTH:** By the Road.

**EAST:** By the property bearing Survey No 63/26 of Village Nerul;

**WEST:** By the property bearing Survey No 63/24 of Village Nerul and internal road.

**IN WITNESS WHEREOF** this Deed is written on Stamp Paper of Rs. 1000/- (One Thousand Only) and signed by parties hereto in presence of two witnesses on the date, month and year first hereinabove mentioned.



*Deep Sethi*

SIGNED AND DELIVERED  
BY THE "VENDORS"

*[Signature]*



*[Handwritten signature]*

(MR. ROY ATHANASIOUS D'SILVA as POA holder of MRS. ROSANNA D'SILVA STOEHR, alias MRS. ROSANNA STOHR alias MRS. ROSANNA ALPONIA D'SILVA STOHR alias ROSANNA A. DSILVA AND MR. JOACHIM ALFRED STOEHR)

L.H.F. Prints

R.H.F. Prints



1. \_\_\_\_\_

1. \_\_\_\_\_



2. \_\_\_\_\_

2. \_\_\_\_\_



3. \_\_\_\_\_

3. \_\_\_\_\_



4. \_\_\_\_\_

4. \_\_\_\_\_



5. \_\_\_\_\_

5. \_\_\_\_\_



SIGNED AND DELIVERED  
BY THE "PURCHASERS"

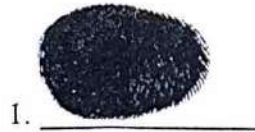
*\$ . Deep Seta*



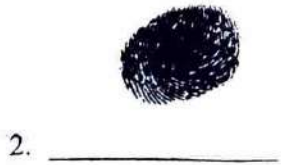
*\$ . Deep Seta*

(MR. SANDEEP SETH for self and POA  
holder of Purchaser No.2 MRS. RESHMA SETH)

L.H.F. Prints



R.H.F. Prints



**IN PRESENCE OF WITNESSES:**

(1)



(Siddhesh Sitaram Naik,

holding Aadhaar Card 7483 5251 5470,

resident of H.no 379 Madhalawada Parsem Pernem Goa  
403512)

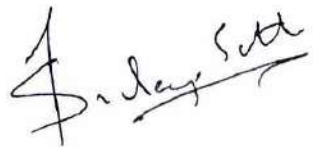
(2)



(Bablo Mangesh Deulkar,

holding Aadhaar Card 4730 3302 6117,

H.no 173, Valpe Virnora Pernem North Goa- 403504)





## FORM I &amp; XIV

100015874928

Date: 08/11/2022

नमुना नं १ व १४

Page 1 of 2

Taluka **BARDEZ**  
तालुका  
Village **Nerul**  
गांव  
Name of the Field **Fatta Waddo**  
शेताचे नांव

Survey No. **63**  
सर्वे नंबर  
Sub Div. No. **25-A**  
हिस्सा नंबर  
Tenure **0**  
सत्ता प्रकार

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

| Dry Crop<br>जिरायत | Garden<br>बागायत | Rice<br>तरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरड | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--------------------------------------------|
| 0000.25.00         | 0000.00.00       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.25.00                                 |

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

| Pot-Kharab<br>पोट खराब | Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जमीन | Grand Total<br>एकूण |
|------------------------|-----------------------|-----------------------|---------------------------------------------|---------------------|
|                        | 0000.00.00            | 0000.00.00            | 0000.00.00                                  | 0000.25.00          |

Remarks शेरा

As per order of Inspector of Survey and Land  
Records, Mapusa, Bardez-Goa in Case No.  
ISLR/PART/BARNER/158/21 dated 26/11/2021

|                      |               |                  |               |
|----------------------|---------------|------------------|---------------|
| Assessment: Rs. 0.00 | Foro Rs. 0.00 | Predial Rs. 0.00 | Rent Rs. 0.00 |
| आक                   | फोर           | प्रेडियल         | रेट           |

| S.No. | Name of the Occupant<br>कब्जेदाराचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेरा |
|-------|------------------------------------------|------------------------|---------------------------|-----------------|
| 1     | Rosanna A.D.Silva                        |                        | 79603                     |                 |

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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





**FORM I & XIV**

100015874928

Date : 08/11/2022

नमूना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Nerul  
गांव  
Name of the Field Fatta Waddo  
शेताचें नांव

Survey No. 63  
सर्वे नंबर  
Sub Div. No. 25-A  
हिस्सा नंबर  
Tenure 0  
सत्ता प्रकार



The record is computer generated on 08/11/2022 at 3:52:05PM as per Online Reference Number - 100015874928. 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://egov.goa.nic.in/dslr>



*[Handwritten signature]*

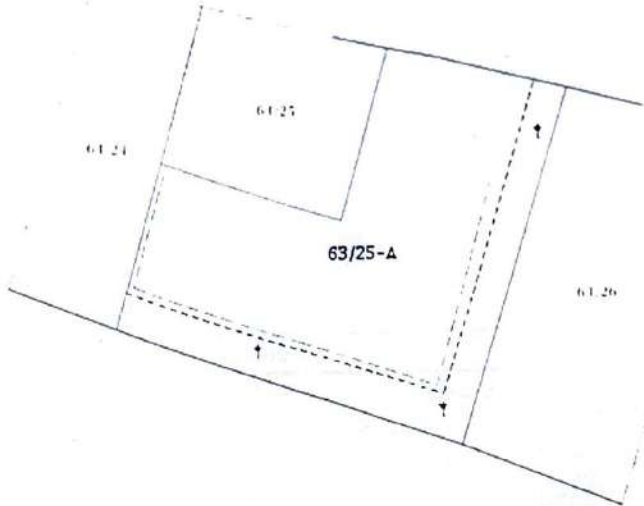
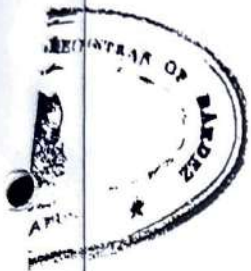




Government of Goa  
Directorate of Settlement and Land Records  
Survey Plan  
Bardez Taluka, Nerul Village  
Survey No.: 63, Subdivision No.: 25-A

Scale 1:1000

Reference No.: CBAR122-27227-1016658



*Dr. S. S. S.*

*S. S. S.*

This record is computer generated on 08-11-2022 03:54:45. 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 &amp; Time : - 09-Nov-2022 11:28:21 am

Document Serial Number :- 2022-BRZ-5138

Presented at 11:18:14 am on 09-Nov-2022 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       | 1000  |
| 2     | Registration Fee | 1000  |
| 3     | Processing Fee   | 1720  |
| Total |                  | 3720  |

Stamp Duty Required :1000/-

Stamp Duty Paid : 1000/-

## Presenter

| Sr.NO | Party Name and Address                                                                                                                                                                                              | Photo | Thumb | Signature |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | SANDEEP SETH ,Father Name:Jagdish Narain Seth, Age: 43,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>Address1 - H-50, South Extension, 110049, Part 1, South<br>Delhi, Address2 - ,<br>PAN No.: |       |       |           |

## Executer

| Sr.NO | Party Name and Address                                                                                                                                                                                                               | Photo | Thumb | Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | SANDEEP SETH , Father Name:Jagdish Narain Seth, Age: 43,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>H-50, South Extension, 110049, Part 1, South Delhi,<br>PAN No.:                                            |       |       |           |
| 2     | SANDEEP SETH , Father Name: Jagdish Narain Seth, Age: 43,<br>Marital Status: ,Gender:Male,Occupation: Business, H-50,<br>South Extension, 110049, Part 1, South Delhi ,<br>PAN No.: , as Power Of Attorney Holder for<br>RESHMA SETH |       |       |           |



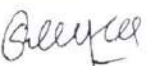
11:31 AM

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                                                                                         | Photo                                                                              | Thumb                                                                               | Signature                                                                           |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | ROY ATHANASIVS DSILVA , Father Name:Caetano Jeao<br>Placido Dsilva, Age: 69,<br>Marital Status: ,Gender:Male,Occupation: Business, 24-<br>11Jaipur Villa Gaunsavaddo, Sodiem, Siolim Goa,<br>PAN No.: , as Power Of Attorney Holder for<br>JOACHIM ALFRED STOEHR                                                                                               |  |  |  |
| 4     | ROY ATHANASIVS DSILVA , Father Name:Caetano Jeao<br>Placido Dsilva, Age: 69,<br>Marital Status: ,Gender:Male,Occupation: Business, 24-<br>11Jaipur Villa Gaunsavaddo, Sodiem, Siolim Goa,<br>PAN No.: , as Power Of Attorney Holder for<br>ROSANNA D SILVA STOEHR Alias MRS ROSANNA STOHR<br>Alias MRS ROSANNA ALPONIA D SILVA STOHR Alias<br>ROSANNA A DSILVA |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                | Photo                                                                                | Thumb                                                                                 | Signature                                                                             |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Name: Siddhesh Sitaram Naik, Age: 27, DOB: , Mobile:<br>, Email: , Occupation: Service , Marital status :<br>Unmarried , Address: 403512, H.no 379 Madhalawada Parsem<br>Pernem Goa, H.no 379 Madhalawada Parsem Pernem Goa,<br>Parcem, Pernem, NorthGoa, Goa         |   |   |   |
| 2     | Name: Bablo Mangesh Deulkar, Age: 26, DOB: 1996-07-17<br>, Mobile: , Email: , Occupation: Self Employed ,<br>Marital status : Unmarried , Address: 403512, H.no 173 Valpe<br>Virnora Pernem Goa, H.no 173 Valpe Virnora Pernem Goa,<br>Virnora, Pernem, NorthGoa, Goa |  |  |  |

  
Sub Registrar

SUB-REGISTRAR

BARDEF

Document Serial Number :- 2022-BRZ-5138



Document Serial No:-2022-BRZ-5138

Book :- 1 Document

Registration Number :- BRZ-1-4944-2022

Date : 09-Nov-2022

*[Signature]*

SUB-REGISTRAR  
BARDEZ

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

Scanned by Deepika Nait (LDC)  
*[Signature]*



ATTESTED PHOTO COPY

*[Signature]*  
Notary Public, Delhi (India)

14 AUG 2025