

# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 11-Sep-2019 13:07:35

Date of Receipt: 11-Sep-2019

Receipt No : 2019-20/9/2005

Serial No. of the Document : 2019-BRZ-2947

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

Received the following amounts from **SAVITRI CLARA CHRISTINA GONSALVES ALIAS SAVITRI C C GONSALVES** for Registration of above Document in Book-1 for the year 2019

Registration Fee	1629690	E-Challan	• Challan Number : 201900642506 • CIN Number : CPS4918748	1629690
Processing Fee	550	E-Challan	• Challan Number : 201900854405 • CIN Number : CPT5505894	700
<b>Total Paid</b>	<b>1630390</b> ( Rupees Sixteen Lakhs Thirty Thousands Three Hundred And Ninety only )			

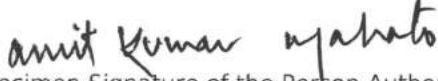
Probable date of issue of Registered Document: / /

  
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 : AMIT KUMAR MAHATO**



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 **11-Sep-2019**



Signature of the person receiving the Document

  
Signature of the Presenter

  
Signature of the Sub-Registrar  
23/09/2019

For CITIZEN CREDIT™  
CO-OP BANK LTD

Authorised Signatory

Chrupu Twenty ~~Thousand~~ Lakhs Only)  
CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)


भारत 44533 NON JUDICIAL ग/व/त  
165291 JUL 09 2019  
द्वो zero zero zero zero zero zero 10:48  
Rs.20000000/- PB6818  
INDIA STAMP DUTY GOA


Name of Purchaser RAGINI WALIA

9019-BRZ-2947  
11-09-2019




### DEED OF SALE

*S. G. Narulkar* 

*Anit Kumar Mahato*  


*Shashi Kataria*

  
*Ragini Walia*



Chapew Ninety Five Thousand Three Hundred Thirteen

For CITIZEN CREDIT™  
CO-OP BANK LTD

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

भारत 44534 NON JUDICIAL गोवा  
157296 JUL 09 2019



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R.0095313/-PB6818

Authorised Signatory

D-5/STP(V)/C.R./35/6/2006-RD(PART-III)

INDIA STAMP DUTY GOA

Name of Purchaser RAGINI WALIA



2019-BRZ-2947

11-09-2019



THIS DEED OF SALE is made at Mapusa,  
Taluka, Bardez - Goa, on this 09<sup>th</sup> day of the  
month of July of the year Two Thousand and  
Nineteen;

Signed as per

Shashi Katarin

Ragini walia.

amit Kumar yarato

BETWEEN

1. MS. SAVITRI CLARA CHRISTINA GONSALVES ALIAS SAVITRI C. C.

GONSALVES, daughter of Paulo Pio Sabino Gonsalves, aged 38 years, Housewife, married, Indian National, having PAN Card No.

[REDACTED] and AADHAR Card No. [REDACTED]

[REDACTED] resident of H. No. 1110, Segundo Bairro, Santa Cruz, Ilhas - Goa AND her

husband, 3. MR. RAHUL SHAH, son of Arvind Shah, aged 39 years, business, married, Canadian National, having PAN Card No. [REDACTED] and OCI No.A1884928,

resident of Apartment No.107, 670 Parliament Street, Toronto, M4X 1R4, Ontario, Canada, having Passport bearing No.HB586196, represented by his duly constituted power of attorney, his wife MS. SAVITRI CLARA CHRISTINA GONSALVES ALIAS SAVITRI C. C. GONSALVES, daughter of Paulo Pio Sabino Gonsalves, aged 38 years, Housewife, married, Indian National, having PAN Card No.

[REDACTED] and AADHAR Card No. [REDACTED]

[REDACTED] and AADHAR Card No. [REDACTED]

[REDACTED] and AADHAR Card No. [REDACTED]

*S. Gonsalves* (Signature)

Shashi Katarin

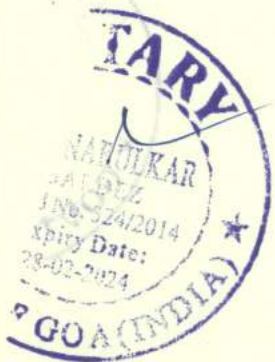
*[Signature]*

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amit kumar vyahato

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*[Signature]*



[redacted] resident of H. No. 1110, Segundo Bairro, Santa Cruz, Ilhas – Goa, by virtue of Power of Attorney bearing Reference No.4953 dated 27/10/2014 before R. K. Perindia, Consulate General of India, Toronto, duly attested by Additional Collector North Goa, At Panaji-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. **MRS. RAGINI WALIA**, daughter of Mr. Rajinder Kataria, aged 45 years, Businesswoman, resident of 49/23, East Patel Nagar, opp. Kalindi College, New Delhi, Patel Nagar, Central Delhi, 110008, having Aadhaar Card No. [redacted] and Pan Card No. AAVPW5594L,

2. **MRS. SHASHI KATARIA**, daughter of Mr. Gainchand Khanna, aged 67 years, housewife, resident of H. No.743, Model

*[Signature]*

Shashi Kataria

*[Signature]*

Ragini walia.

*[Signature]* amit kumar naras  
*[Signature]*

*[Signature]* Date



Town, opp. Model Town Post office,  
Panipat, Haryana, 132103, having Aadhar  
Card No. [REDACTED] and pan  
No. [REDACTED],

3. **MR. BHAVUK VERMA**, son of Mr. Anil  
Verma, aged 30 years, Businessman,  
resident of H. No.3038, near Swiss cottage  
School, Sector 23, Cartarpuri @ Daulatpur,  
Nasirabad 63, Gurgaon, Haryana, 122017,  
having Aadhaar No. [REDACTED] and Pan  
Card No. [REDACTED]

4. **MR. RYAN ALEXANDRE PINTO  
SEMELHAGO**, son of Mr. Jose Alexandre  
Semelhago, aged 45 years, Businessman,  
resident of A1, Villa Alto Monte, Nagali Hill,  
Donapaula, 403004, having Aadhaar  
No. [REDACTED] and Pan Card  
No. [REDACTED]

5. **MR. AMIT KUMAR MAHATO**, son of Mr. K.  
N. Mahato, aged 40 years, businessman,  
resident of E-102, Meadows, Paithona,  
Salvador-de-Mundo, Porvorim, P.O. Betim,  
Bardez-Goa, 403101, having Aadhaar

*S. S. S. S.*

*amit kumar mahato*  
*AM*

*Sushil Kataria*

*R. J.*  
*Rajiniwalia*

*Sole*



No. [REDACTED] and Pan Card No. [REDACTED] hereinafter referred to as **PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, executors, administrator and assigns) of the **SECOND PART**.

**AND**

**1. DR. MARVIN ANSELMO COTA**, son of Jose Lourenco Cota, aged 52 years, Doctor by Profession, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], AND his wife, **2. DR. SHIRLEY COTA**, daughter of Ralito Victor Vaz, aged 50 years, Doctor by Profession, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] both residents of Villa No. 30, Gulmohar Park, Behind Regina Mundi School, Chicalim, Mormugao, Goa - 403711, hereinafter referred to as **confirming party**



  
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(which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, executors, administrator and assigns) of the **THIRD PART**.

WHEREAS there exist ALL THAT property known as "CHIVARI" or "DEULADI", admeasuring an area of **3,725 sq. mts.**, situated in Village Anjuna, Bardez - Goa, Sub-District of Bardez Taluka, District of North Goa, State of Goa and which is within the limits of Village Panchayat of Anjuna-Caisua, Bardez - Goa, the said property is not registered in the Land Registration Office of Bardez and is presently Surveyed under **Survey No. 293/1** of the Revenue Village Anjuna which property is more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as the SAID

PROPERTY.

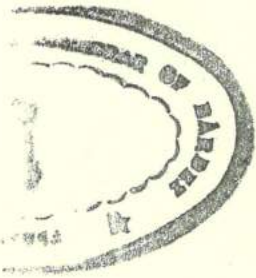
*Gonsalves*

*anmit kumar yacheto*  
*AK*

*Shashi Katani*  
*SK*

*Rajni wahi*

*Roli*





AND WHEREAS the SAID PROPERTY originally belonged to Francisco Lobo and his wife Piedade Fernandes.

AND WHEREAS the said Francisco Lobo and his wife Piedade Fernandes expired without any will or any other disposition of their last wish and leaving behind their two children as their sole and universal legal heirs, namely Late Domingos Rosario Lobo alias D. R. Lobo and Santana Felecida Lobo.



AND WHEREAS the said Santana Felecida Lobo was married to Mr. Felicio De Souza and both expired without having any children.



AND WHEREAS the said Late Domingos Rosario Lobo alias D. R. Lobo was married to Late Basilia Luiza Maria Fernandes and both expired on 18/09/1980 and 21/06/1958 respectively leaving behind their sole and universal legal heirs namely Carmina Matildes Elizabe Lobo alias Carmina Gonsalves married

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to Paulo Pio Sabino Gonsalves and Macario da Victoria Lira Lobo married to Filomena Maria Simoes Branco Lobo.

AND WHEREAS the said Paulo Pio Sabino Gonsalves passed away on 09/08/1993 leaving behind his widow and moiety holder, the said Carmina Matildes Elizabe Lobo alias Carmina Gonsalves and his only daughter, Savitri Clara Christina Gonsalves

AND WHEREAS one Delicious D'Souza filed application under Section 103 for correction of the entries in the Survey Records in respect of Survey No. 293/1 of Village Anjuna on the basis that her name is recorded as Felicidade D'Souza.

AND WHEREAS Deputy Collector & SDO, Mapusa has passed the Judgment and Order dated 21/06/2002 in Case No. 18/40/2002 LRC/Misc and had ordered that name of Felicidade D'Souza appearing in the Survey

*Gonsalves*

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*Rolo*

Records in respect of Survey No. 293/1 of Village Anjuna be corrected as Delicious D'Souza and directed Mamlatdar of Bardez and Talathi of Anjuna to correct the records accordingly.

AND WHEREAS aggrieved by the said Judgment and Order dated 21/06/2002, Mrs. Carmena Lobo Gonsalves filed Land Revenue Appeal No. 215/2004 before Administrative Tribunal, Panaji – Goa.



AND WHEREAS vide Order dated 12/11/2009 passed in Land Revenue Appeal No. 215/2004, the Learned Administrative Tribunal, Panaji – Goa was pleased to allow the said appeal and quashed and set aside the Judgment and Order dated 21/06/2002 and further directed Land Survey Authorities to delete the name of Delicious D'Souza from the records of the suit property and maintain the name of Felicidade de Souza in occupant's column.



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*LM*

*RS*

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AND WHEREAS the said order was challenged by the said Delicious

D'Souza in Land Revenue Appeal No. 215/2004 along with application for condonation of delay bearing No. Misc. Appln. 325/09/SET ASIDE/LRA dated 30/12/2009 and vide Order dated 22/09/2011, the Learned Administrative Tribunal, Panaji - Goa was pleased to dismiss the said application for condonation of delay.



AND WHEREAS the said Carmina Matildes Elizabe Lobo and Savitri Clara Christina Gonsalves have filed suit against Mrs. Deliciosa D'Souza and others for declaration of ownership.



AND WHEREAS vide Deed of Relinquishment dated 08/07/2016, the said Macario da Victoria Lira Lobo and his wife, Filomena Maria Simoes Branco Lobo relinquish/repudiate/renounce all their rights to inheritance of the estate left

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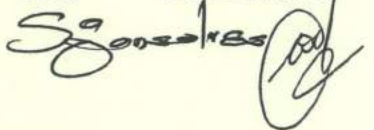
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behind by their parents/parents in law, Domingos Rosario Lobo and Basilia Luiza Maria Fernandes in favour of co-heirs in terms of Article 2034 of Portuguese Civil Code.

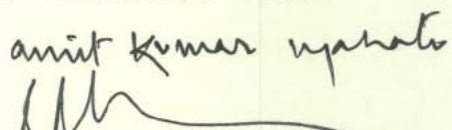
AND WHEREAS vide Judgment and Order dated 30/07/2016 passed in Regular Civil Suit No. 115/2010/F, the Civil Judge, Junior Division at Mapusa – Goa was pleased to partly decree the suit and further declared that the Plaintiffs namely Carmina Matildes Elizabe Lobo and Savitri Clara Christina Gonsalves are the absolute owners in possession of the said property and further declared that Plaintiffs are entitled to enter their names in the survey records by deleting the names of Mr. D. R. Lobo and Felicidade D'Souza from the Survey Records of the Suit Property bearing Survey No. 293/1 (293) of Village Anjuna and enter the names of the Plaintiffs as the sole occupants after moving appropriate proceedings before the Revenue Authorities; and Defendants were restrained from



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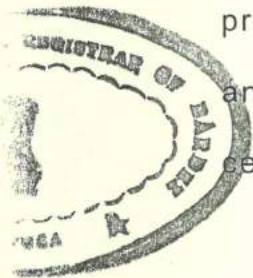








interfering in the suit property in any form or manner and restrained from conducting any business in the suit property and/or obtaining any licenses and/or any statutory licenses for any nature from any authority (statutory or otherwise) for running any type of business in the suit property.

AND WHEREAS said late Carmina Matildes Elizabe Lobo has expired on 08/05/2019, leaving behind Vendors No.1 and 2 as only legal heirs and rightful successors of the said late Carmina Matildes Elizabe Lobo in respect of the said property and accordingly the vendors Nos.1 and 2 have initiated the process of Succession certificate and qualification of Heirs.



AND WHEREAS in pursuance to Judgment and Order dated 30/07/2016 passed in Regular Civil Suit No. 115/2010/F, the Civil Judge, Junior Division at Mapusa – Goa, the said late Carmina Matildes Elizabe Lobo and Savitri Clara Christina Gonsalves (Vendor No. 1



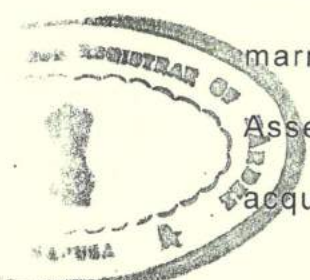

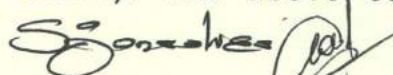
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*Shashi Katar*  
*Bd*  
*Rajini walip.* 

hereinabove) became absolute owners in possession of the SAID PROPERTY.


AND WHEREAS VENDOR No.1 and late Carmina Matildes Elizabe Lobo have entered into Memorandum of Understanding dated 23/09/2014 read with Renewal and Rectification of Memorandum of Understanding dated 29/06/2016 with Dr. Marvin Anselmo Cota, Confirming party herein, for sale of the SAID PROPERTY.

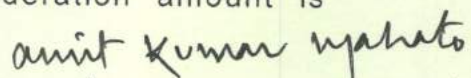
AND WHEREAS CONFIRMING PARTIES are married under the Regime of Communion of Assets and by virtue of the same they both acquired rights in respect of the said MOU.

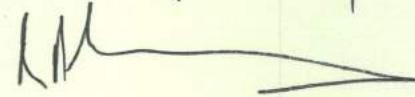
AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS has agreed to purchase the SAID PROPERTY for the total consideration of **RS.4,65,62,500/- (RUPEES FOUR CRORES SIXTY FIVE LAKHS SIXTY TWO THOUSAND AND FIVE HUNDRED ONLY)**. The above consideration amount is

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Rashi Katar

  
Anil Kumar



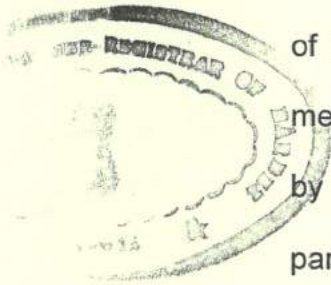
  
Anil Kumar

disbursed as per the Schedule-II, TDS on the amount of consideration paid as per Schedule-III and further undivided shareholding of the property of respective Purchasers is as per the Schedule-IV hereunder written.

AND WHEREAS Vendors represent that they had agreed to sell the SAID PROPERTY to the PURCHASERS and in the light of the same.

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

1. That in consideration of payment of **RS. 4,65,62,500/- (RUPEES FOUR CRORES FORTY SEVEN LACS ONLY)** which amount after deduction of TDS @ 1% (which TDS is paid in the manner mentioned in Schedule III hereunder written), is paid by the PURCHASER in the manner more particularly stipulated in the Schedule II 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 PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and which property is delineated



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Dole

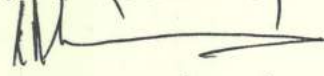

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Shashi Katarin  
Rajini wakip.  
*[Signature]*



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 PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale. In consideration of payment of Rs. 1,59,00,000/- (Rupees One Crore Fifty Nine Lacs Only) paid by the PURCHASER in the manner more particularly stipulated in Schedule II hereunder, which receipt of entire consideration, the CONFIRMING PARTY does hereby admit and acknowledge, and hereby assign all their rights, interest, title in the SAID PROPERTY in favour of the PURCHASER and hereby confirm the sale by the VENDORS in favour of PURCHASER.

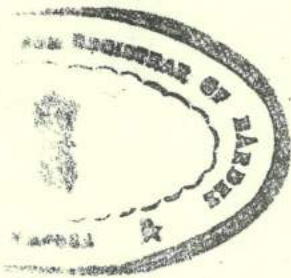
2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY

  
S. S. S. S. S.  
Date

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Shashi Ketari  
Rajini Wahip.  




hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY 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 PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court or person



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*Shashi Kastani*

*[Signature]*

*[Signature]*

*Rajini wagh*

*[Signature]*

whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.



3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASERS today. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in his/their favour, the part hereby purchased in all other public records, village records, etc.



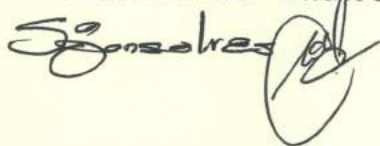
4. VENDORS covenant that in case any defect is found in the title of the VENDORS of the

*S. Sashis* *anil Kumar vyakuto*  
*Shashi Katani* *KM*  
*R*  
*Rajni walip.* *R*

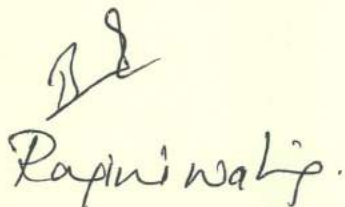
SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the PURCHASERS for more perfectly conveying the part sold unto PURCHASERS.

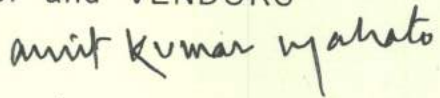
5. That the VENDORS hereby assure the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

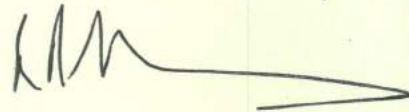
That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold are free from any encumbrances whatsoever and VENDORS



Shashi Kateri

  
Rajniwalp.

 Amit Kumar Mahato







have absolute title and exclusive right to convey the said part by way of sale.

7. 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 PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.



8. That VENDORS and Confirming Party shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and his transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.



9. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the

  
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Sole

anil Kumar yashato  
kM  
Shashi Katar  
Rajini wahip.  
B

Notification No. RD/LAND/LRC/318/77  
dated 21/08/1978.

10. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of Rs.20,95,400/- (RUPEES TWENTY LAKHS NINETY FIVE THOUSAND AND FOUR HUNDRED ONLY) has been affixed herewith.

SCHEDULE - I

ALL THAT property known as "CHIVARI" or "DEULADI", admeasuring an area of 3,725 sq. mts., situated in Village Anjuna, Bardez - Goa, Sub-District of Bardez Taluka, District of North Goa, State of Goa and which is within the limits of Village Panchayat of Anjuna-Caisua, Bardez - Goa, the said property is not registered in the Land Registration Office of Bardez and is presently Surveyed under Survey No. 293/1 of the Revenue Village Anjuna and bounded as under :-

Towards the North :- By the Public Road;

*S. S. S. S. S.*  
*Shashi Ketani*

*B. L.*  
*Papini wazip.*

*anmit kumar uparato*

*M. K.*

*S. S.*



Towards the South :- By the Public Road;

Towards the East :- By the Public Road;

Towards the West :- By the Public Road;

**SCHEDULE II**

(CONSIDERATION)

Srl. Nos.	Paid by	DD No./UTR No.	Date	Amount	Bank/branch	Paid to
1	MRS. RAGINI WALIA	<u>001290</u>	<u>17/05/2019</u>	<u>Rs.4343062/-</u>	HDFC, Karolbagh, New Nelhi	Mrs. Savi tri Clara Cristina Gonsalves
2.	MRS. RAGINI WALIA	<u>044962</u>	<u>20/06/2019</u>	<u>Rs.2933438/-</u>	HDFC, Karolbagh, New Nelhi	Mrs. Savi tri Clara Cristina





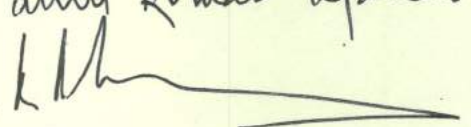

*Sponsores*  
*Shashi Katami*  
*Bd*  
*Ragini walip.*

*Amit Kumar wachato*  
*[Signature]*  
*[Signature]*

						<u>tina</u> <u>Gon</u> <u>salv</u> <u>es</u>
<u>3.</u>	MRS. RAGINI WALIA	<u>001291</u>	<u>17/05/</u> <u>2019</u>	<u>Rs.1,3</u> <u>6,620/</u> -	<u>HDFC,</u> <u>Karolbagh,</u> <u>New Nelhi</u>	<u>Mr.</u> <u>Rah</u> <u>ul</u> <u>Sha</u> <u>h</u>
<u>4.</u>	MRS. RAGINI WALIA	<u>007501</u>	<u>20/05/</u> <u>2019</u>	<u>Rs.59,</u> <u>00,000</u> /-	<u>HDFC,</u> <u>Karolbagh,</u> <u>New Nelhi</u>	DR. MAR VIN ANS ELM O COT A
<u>5.</u>	MRS. RAGINI WALIA	<u>007502</u>	<u>20/05/</u> <u>2019</u>	<u>Rs.4,8</u> <u>1,788/</u> -	<u>HDFC,</u> <u>Karolbagh,</u> <u>New Nelhi</u>	DR. MAR VIN ANS ELM O COT A



  
 Shashi Katani  
  
 Ragini Walia.

Ankit Kumar Wadhwa  
  




6.	MRS. SHASHI KATARIA	502499	17/05/ 2019	Rs.68 310/-	ICICI, Model Town, Panipat	Mr. Rah ul Sha h
7.	MRS. SHASHI KATARIA	ICICR5201 90225003 30061	25/02/ 2019	Rs.25, 00,000 /-	ICICI, Model Town, Panipat	DR. MAR VIN ANS ELM O COT A



Sponsores

Shashi Kataria

Rajini walip.

anil Kumar yachato

Date

8.	MRS. SHASHI KATARIA	502498	17/05/ 2019	Rs.36 38250/ =	ICICI, Model Town, Panipat	Mrs. Savi tri Clar a Cris tina Gon salv es
9.	MRS. SHASHI KATARIA	502502	20/05/ 2019	Rs.69 0893/-	ICICI, Model Town, Panipat	DR. MAR VIN ANS ELM O COT A



*Sg* *00502502* *NS* *NS*

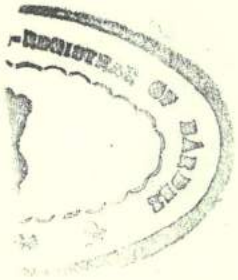
Shashi Kataria  
B.D  
Rajni's wahip.

amit kumar yashato

*AM*

*Sate*

<u>10.</u>	MR. BHAVUK VERMA	<u>409262</u>	<u>21/06/</u> <u>2019</u>	<u>Rs.6,5</u> <u>1,875/</u> <u>-</u>	<u>UCO Bank</u> <u>Vasco-</u> <u>Branch</u>	<u>Mrs.</u> <u>Savi</u> <u>tri</u> <u>Clar</u> <u>a</u> <u>Cris</u> <u>tina</u> <u>Gon</u> <u>salv</u> <u>es</u>
<u>11.</u>	MR. BHAVUK VERMA	<u>914758</u>	<u>17/05/</u> <u>2019</u>	<u>Rs.56</u> <u>0875/-</u>	<u>Indian Bank</u> <u>Hauzkhas</u> <u>New Delhi,</u> <u>Branch</u>	<u>Mrs.</u> <u>Savi</u> <u>tri</u> <u>Clar</u> <u>a</u> <u>Cris</u> <u>tina</u> <u>Gon</u> <u>salv</u> <u>es</u>



*S. Gonsales*

*Shashi Kateni*

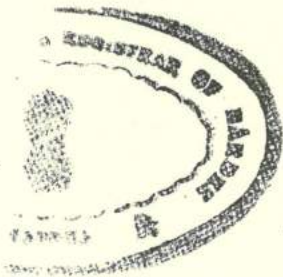
*Rajini walip.*

*anil Kumar yashato*

*AM*

*Dot*

12.	MR. BHAVUK VERMA	914757	17/05/ 2019	Rs.22 770/-	Indian Bank Hauzkhas New Delhi, Branch	Mr. Rah ul Sha h
13.	MR. BHAVUK VERMA	914759	17/05/ 2019	Rs.10 63631/ =	Indian Bank Hauzkhas New Delhi, Branch	DR. MAR VIN ANS ELM O COT A



*Sponsoring*

Shashi Katami

*BJ*

Rajni walip.

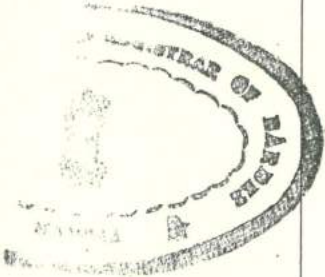
amit kumar mahato

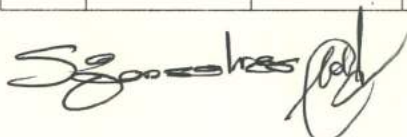

*AM*



*date*



14.	MR.RYAN SEMELHAG O	BKDNH19 17765137 4	26/06/ 2019	Rs.53. 18,157 /-	Dena Bank, Panjim	DR. MAR VIN ANS ELM O COT A
15.	MR.RYAN SEMELHAG O	BKDNH19 17764889 5	26/06/ 2019	Rs.60. 63,750 /-	Dena Bank, Panjim	Mrs. Savi tri Clar a Cris tina Gon salv es



  
 Shashi Kateri  
  
 Rapini walip.

amit-kumar mahato  
  




16.	MR.RYAN SEMELHAG O	BKDNH19 15425811 0	03/06/ 2019	Rs.1,1 3,850/ -	Denan Bank, Panjim	MR. RAH UL SHA H
17.	Mr. Amit Kumar Mahato	BKDNH19 17764909 3	26/06/ 2019	Rs.60 63750/ -	Dena Bank, Panjim	Mrs. Savi tri Clar a Cris tina Gon salv es



Sponsores *[Signature]*

Shashi Katarin

Bd

Rapini walip.

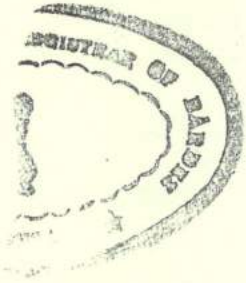
amit Kumar mahato

*[Signature]*

*[Signature]*



<u>18.</u>	Mr. Amit Kumar Mahato	<u>BKDNH19</u> <u>15426207</u> <u>2</u>	<u>03/06/</u> <u>2019</u>	<u>Rs.11</u> <u>3850-</u>	<u>Dena Bank,</u> <u>Panjim</u>	<u>Mr.</u> <u>Rah</u> <u>ul</u> <u>Sha</u> <u>h</u>
<u>19.</u>	Mr. Amit Kumar Mahato	<u>Chg.</u> <u>No.488727</u>	<u>06/02/</u> <u>2019</u>	<u>Rs.5.0</u> <u>0,000/</u> <u>=</u>	<u>Dena Bank,</u> <u>Pnajim</u>	<u>DR.</u> <u>MAR</u> <u>VIN</u> <u>ANS</u> <u>ELM</u> <u>O</u> <u>COT</u> <u>A</u>
<u>20</u>	Mr. Amit Kumar Mahato	<u>RTGS</u> <u>No.BKDN</u> <u>H1917765</u> <u>1461</u>	<u>26/06/</u> <u>2019</u>	<u>Rs.48</u> <u>18157/</u> <u>=</u>	<u>Dena Bank,</u> <u>Pnajim</u>	<u>DR.</u> <u>MAR</u> <u>VIN</u> <u>ANS</u> <u>ELM</u> <u>O</u> <u>COT</u> <u>A</u>



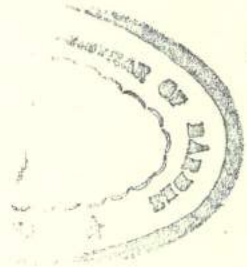
*S. Sankar*  
Shashi Katani  
*Bl*  
Rajini walip.

amit kumar mahato  
*R/K*  
*Pete*

**SCHEDULE-III**

**TDS**

Sr. no.	Name	percentage	amount amount	Paid by
1	Savitri	1%	Rs.73500/-	Ragini
2	Rahul	20.8%	Rs.35880/-	Ragini
3	Marvin	1%	Rs.64463/-	Ragini
4	Savitri	1%	Rs.36750/-	Shashi
5.	Rahul	20.8%	Rs.17940/-	Shashi
6.	Marvin	1%	Rs.32231/-	Shashi
7.	Savitri	1%	Rs.12250/-	Bhavuk
8.	Rahul	20.8%	Rs.5980/-	Bhavuk
9.	Marvin	1%	Rs.10744/-	Bhavuk
10.	Savitri	1%	Rs.61250/-	Amit
11.	Rahul	20.8%	Rs.29900/-	Amit
12.	Marvin	1%	Rs.53719/-	Amit
13.	Savitri	1%	Rs.61250/-	Ryan
14.	Rahul	20.8%	Rs.29900/-	Ryan
15.	Marvin	1%	Rs.53719/-	Ryan



*[Signature]*  
Sonshees  
Date

amit kumar wacheta  
*[Signature]*  
Shashi Katarin  
Ragini walip.  
*[Signature]*



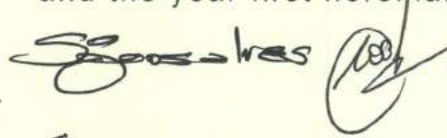


SCHEDULE-IV

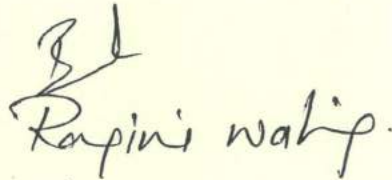
SHAREHOLDING

<u>SR. NO</u>	<u>NAME</u>	<u>Percentage of shareholding in the property</u>
1	MRS. RAGINI WALIA	30%
2	MRS. SHASHI KATARIA	15%
3	MR. BHAVUK VERMA	5%
4	MR. RYAN SEMELHAGO	25%
5	MR. AMIT KUMAR MAHATO	25%

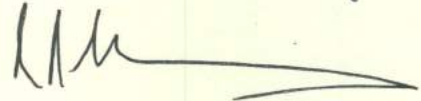
IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written;



Shashi Kataria

  
Ragini walip.

amit kumar mahato



  
Date



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED VENDOR No.1  
(MRS. SAVITRI CLARA CHRISTINA  
GONSALVES ALIAS SAVITRI C. C.  
GONSALVES)

*Gonsalves*



L.H.F. Prints

R.H.F. Prints



*[Signature]*

*amit Kumar vyahato*  
*[Signature]*

*Shashi Kateri*  
*[Signature]*  
*Rajniwahi.*

*[Signature]*



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED VENDOR No.2,  
(MR. RAHUL SHAH, through POA  
MRS. SAVITRI CLARA CHRISTINA  
GONSALVES ALIAS SAVITRI C. C.  
GONSALVES)

*Gonsalves*



L.H.F. Prints

R.H.F. Prints



*[Signature]*



*Shashi Kateri  
Rd  
Papini walip.*

*amit Kumar wakhato*

*[Signature]*

*Date*

Ragini W



SIGNED, SEALED AND DELIVERED)  
by the withinnamed PURCHASER No.1

(MRS. RAGINI WALIA)


Ragini walip.

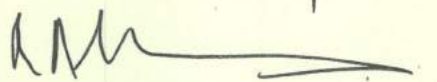


L.H.F. Prints

R.H.F. Prints



Suresh 

Anil Kumar Mishra  


Shashi Kateri  
B  
Ragini walip.





SIGNED, SEALED AND DELIVERED)  
by the withinnamed PURCHASER No.2

(MRS. SHASHI KATARIA)

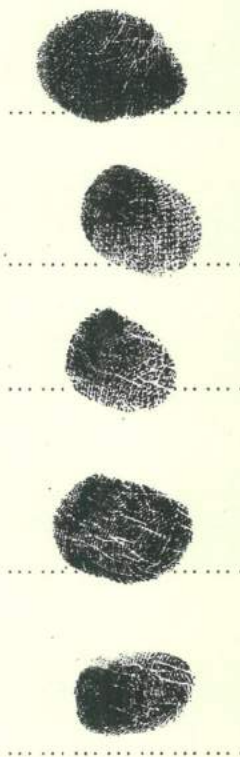
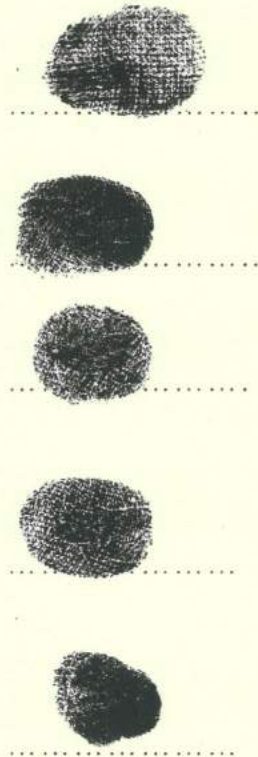


Shashi Kataria



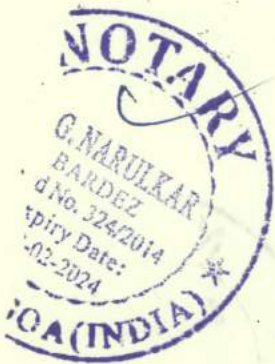
L.H.F. Prints

R.H.F. Prints



*S. S. S. S. S.* 

anil Kumar vyakato  
*AKM*



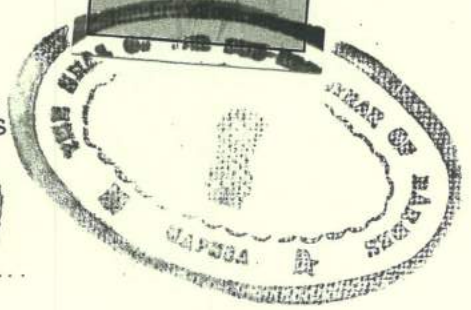
*BD*  
Rajini wahp.

*Sole*

SIGNED, SEALED AND DELIVERED)  
by the withinnamed PURCHASER No.3

(MR. BHAVUK VERMA)

*BV*




L.H.F. Prints

R.H.F. Prints



*Sensalres* 

*arnit Kumar upadeto*  


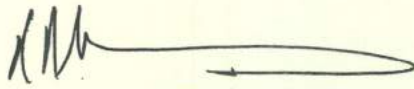
*Shashi Katarin*

*BV*  
*Rajini walp.*

*Rote*




SIGNED, SEALED AND DELIVERED)  
by the withinnamed PURCHASER No.4  
(MR. RYAN ALEXANDRE  
PINTO SEMELHAGO)



L.H.F. Prints


R.H.F. Prints



Sonsoles 

anil Kumar wadhwa

Shashi Katarin



Rajini wadhwa



SIGNED, SEALED AND DELIVERED)  
by the withinnamed PURCHASER No.5

(MR. AMIT KUMAR MAHATO)



*amit kumar mahato*

*amit kumar mahato*

L.H.F. Prints

R.H.F. Prints



*Sasankas*

*Shashi Katan*

*Bl*

*Rajini walp.*

*amit kumar mahato*

*KM*

*Rajini*






SIGNED, SEALED AND DELIVERED )  
by the withinnamed Confirming party No.1  
(DR. MARVIN ANSELMO COTA)



L.H.F. Prints

R.H.F. Prints



S. Goswales 

Shashi Kalam

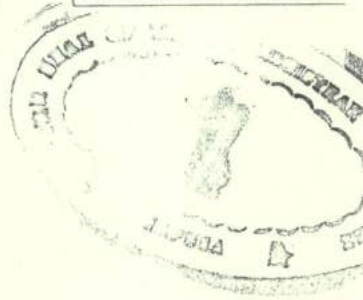
B. L.

Rajini wahip.

anil Kumar yachato







SIGNED, SEALED AND DELIVERED )  
by the withinnamed Confirming party No.2  
(DR. SHIRLEY COTA)



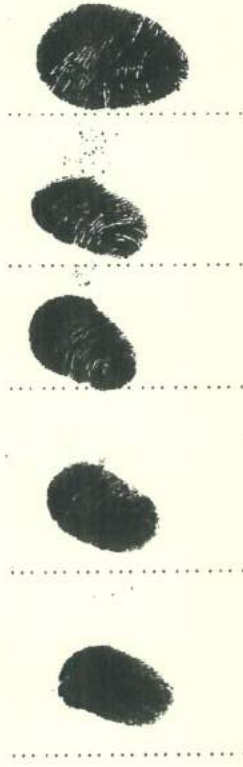
Date



L.H.F. Prints



R.H.F. Prints



In the presence of:-

1. VISHNU YADAV
2. JOE WILSON FERNANDES

Vishnu  
Joe Wilson



Shashu Kateri  
Rajniwalip.

amit kumar yashato  
KM  
Date



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 11-Sep-2019 01:09:58 pm

Document Serial Number :- 2019-BRZ-2947

Presented at 12:09:33 pm on 11-Sep-2019 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	2095400
2	Registration Fee	1629690
3	Mutation Fees	2500
4	Processing Fee	550
<b>Total</b>		<b>3728140</b>

Stamp Duty Required :2095400

Stamp Duty Paid : 2095400

**Presenter**



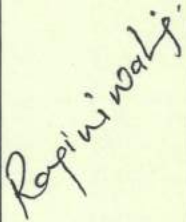


















Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAVITRI CLARA CHRISTINA GONSALVES ALIAS SAVITRI C C GONSALVES ,S/o - D/o Paulo Pio Sabino Gonsalves Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No 1110 Segundo Bairro Santa Cruz Ilhas Goa, Address2 - , PAN No.:			

**Executer**




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAVITRI CLARA CHRISTINA GONSALVES ALIAS SAVITRI C C GONSALVES ,S/o - D/o Paulo Pio Sabino Gonsalves Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No 1110 Segundo Bairro Santa Cruz Ilhas Goa, Address2 - , PAN No.:			

[https://ngdrs.goa.gov.in/Registration/document\\_final](https://ngdrs.goa.gov.in/Registration/document_final)








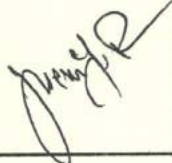
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>RAGINI WALIA</b> ,S/o - D/o Rajinder Kataria Age: 45, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Business, <b>Address1</b> - 49-23, East Patel Nagar opp Kalindi College New Delhi Patel Nagar Central Delhi 110008, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			
3	<b>SHASHI KATARIA</b> ,S/o - D/o Gainchand Khanna Age: 67, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Advocate, <b>Address1</b> - H. No.743, Model Town, opp. Model Town Post office, Panipat, Haryana 132103, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			
4	<b>BHAVUK VERMA</b> ,S/o - D/o Anil Verma Age: 30, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, <b>Address1</b> - H No 3038 near swiss cottage School Sector 23 Cartarpuri Daulatpur, Nasirabad 63, Gurgaon, Haryana, 122017, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			
5	<b>RYAN ALEXANDRE PINTO SEMELHAGO</b> ,S/o - D/o JOSE <b>ALEXANDRE SEMELHAGO</b> Age: 45, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, <b>Address1</b> - A1, Villa Alto Monte, Nagali Hill, Donapaula, 403004, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			
6	<b>AMIT KUMAR MAHATO</b> ,S/o - D/o K N Mahato Age: 40, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, <b>Address1</b> - E-102, Meadows, Paithona, Salvador- de-Mundo, Porvorim, P.O. Betim, Bardez-Goa, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			
7	<b>MARVIN ANSELMO COTA</b> ,S/o - D/o Jose Lourenco Cota Age: 52, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Doctor, <b>Address1</b> - Villa No. 30, Gulmohar Park, Behind Regina Mundi School, Chicalim, Mormugao, Goa - 403711, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			
8	<b>SHIRLEY COTA</b> ,S/o - D/o Ralito Victor Vaz Age: 50, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Doctor, <b>Address1</b> - Villa No. 30, Gulmohar Park, Behind Regina Mundi School, Chicalim, Mormugao, Goa - 403711, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	<b>Savitri Clara Christina Gonsalves Alias Savitri C C Gonsalves</b> ,S/o - D/o Paulo Pio Sabino Gonsalves <b>Age: 38,</b> <b>Marital Status: ,Gender:Female,Occupation: Housewife,</b> <b>Address1 - H No 1110 Segundo Bairro, Santa Cruz Ilhas Goa,</b> <b>Address2 - ,</b> <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Vishnu Yadav, 33 , ,8208519248 , ,Service , Marital status : Married</b> <b>403002</b> <b>Panaji, Tiswadi, NorthGoa, Goa</b>			
2	<b>Joe Wilson Fernandes, 49 , ,9822480125 , ,Business , Marital status : Married</b> <b>403002, Plot No 22 Kamat Retreat Durgawadi Taleigao Goa,</b> <b>Plot No 22 Kamat Retreat Durgawadi Taleigao Goa</b> <b>Taleigao, Tiswadi, NorthGoa, Goa</b>			

  
 Sub Registrar

~~UB REGISTRAR~~  
 BARDEZ



Book :- 1 Document  
Registration Number :- **BRZ-1-2887-2019**  
Date : 11-Sep-2019

*S. G. Narulkar*

**REGISTRAR  
BARDEZ**

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



Certified that this is true Copy  
Mapusa on... 25/02/2021

*S. G. Narulkar*  
S. G. NARULKAR  
NOTARY  
(Bardez Division)  
Mapusa Goa.  
Reg. No. 324/2014

*Reg. No. 45 / 2021*

