



*Cardolvin*

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



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

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

Stamp Duty Of : ₹ 5400000/-

(Rupees Fifty Four Lakhs only)

PAID VIDE E-RECEIPT NO 202300463869 DATED :17-Jun-2023,  
202300463871 DATED :17-Jun-2023,  
202300463882 DATED :16-Jun-2023,  
202300463887 DATED :16-Jun-2023,

IN THE GOVERNMENT TREASURY.



*Belleyer*  
**SUB-REGISTRAR  
BARDEZ**  
Sub Registrar

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

**DOCUMENT DETAILS**

|                              |   |                           |
|------------------------------|---|---------------------------|
| NATURE OF THE DOCUMENT       | : | Conveyance - 22           |
| PRE REGISTRATION NUMBER      | : | 202300036768              |
| DOCUMENT SERIAL NUMBER       | : | 2023-BRZ-3388             |
| DATE OF PRESENTATION         | : | 07-Jul-2023               |
| DOCUMENT REGISTRATION NUMBER | : | BRZ-1-3247-2023           |
| DATE OF REGISTRATION         | : | 07-Jul-2023               |
| NAME OF PRESENTER            | : | Bharat Nihchaldas Pariani |
| REGISTRATION FEES PAID       | : | ₹2700000/-                |
| PROCESSING FEES PAID         | : | ₹3600/-                   |
| MUTATION FEES PAID           | : | ₹3000/-                   |

|                                                                                                                                                                                                                                    |            |                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------|
|  <b>Government of Goa</b><br><b>Directorate of Accounts</b><br>Opp. Old Secretariat,<br>Fazenda Building, Panaji Goa<br>Phone: 0832-2225548/21/31 |            | <br>Echallan No. 202300463869 |
| <b>e-Receipt</b>                                                                                                                                                                                                                   |            |                                                                                                                  |
| <b>Department:</b> 10 - NOTARY SERVICES                                                                                                                                                                                            |            | <b>Echallan Date:</b> 15-06-2023 17:21:17                                                                        |
| <b>Name and Address of Party:</b> Omprakash   9820457555                                                                                                                                                                           |            |                                                                                                                  |
| Nihchal Mall Residence Gaura Vaddo Calangute                                                                                                                                                                                       |            |                                                                                                                  |
| <b>Service:</b>                                                                                                                                                                                                                    | Stamp Duty |                                                                                                                  |
|                                                                                                                                                                                                                                    |            | <b>Amount</b>                                                                                                    |
|                                                                                                                                                                                                                                    | Stamp Duty | ₹ 1500000.00                                                                                                     |
| <b>Total Amount:</b>                                                                                                                                                                                                               |            | ₹ 1,500,000.00                                                                                                   |
|                                                                                                                                                                                                                                    |            | (Rs. Fifteen Lakh Only)                                                                                          |
| <b>Department Data:</b> 202300036768 NOTARY 202300036768 NOTARY                                                                                                                                                                    |            |                                                                                                                  |
| <b>Bank ref No:</b>                                                                                                                                                                                                                |            |                                                                                                                  |
| <b>Status:</b> Success                                                                                                                                                                                                             |            |                                                                                                                  |
| <b>Payment Date:</b> 17-06-2023 12:05:51                                                                                                                                                                                           |            |                                                                                                                  |
| <b>Reprint Date:</b> 17/06/2023 12:52:37                                                                                                                                                                                           |            |                                                                                                                  |



Sr. No. 2023-BR2-3388  
 07/07/2023  
**DEED OF SALE**

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|                                                                                                                                                                                                                                    |                   |                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------|
|  <b>Government of Goa</b><br><b>Directorate of Accounts</b><br>Opp. Old Secretariat,<br>Fazenda Building, Panaji Goa<br>Phone: 0832-2225548/21/31 |                   | <br><b>Echallan No. 202300463871</b> |
| <b>e-Receipt</b>                                                                                                                                                                                                                   |                   |                                                                                                                         |
| <b>Department: 10 - NOTARY SERVICES</b>                                                                                                                                                                                            |                   | <b>Echallan Date: 15-06-2023 17:21:53</b>                                                                               |
| <b>Name and Address of Party:</b> Omprakash   9820457555<br>Nihchal Mall Residence Gaura Vaddo Calangute                                                                                                                           |                   |                                                                                                                         |
| <b>Service:</b>                                                                                                                                                                                                                    | <b>Stamp Duty</b> | <b>Amount:</b>                                                                                                          |
|                                                                                                                                                                                                                                    | <b>Stamp Duty</b> | ₹ 1500000.00                                                                                                            |
| <b>Total Amount:</b> ₹ 1,500,000.00                                                                                                                                                                                                |                   |                                                                                                                         |
|                                                                                                                                                                                                                                    |                   | <b>(Rs. Fifteen Lakh Only)</b>                                                                                          |
| <b>Department Data:</b> 202300036768 NOTARY 202300036768 NOTARY                                                                                                                                                                    |                   |                                                                                                                         |
| <b>Bank ref No:</b>                                                                                                                                                                                                                |                   |                                                                                                                         |
| <b>Status:</b> Success                                                                                                                                                                                                             |                   |                                                                                                                         |
| <b>Payment Date:</b> 17-06-2023 11:55:47                                                                                                                                                                                           |                   |                                                                                                                         |
| <b>Reprint Date:</b> 17/06/2023 12:53:53                                                                                                                                                                                           |                   |                                                                                                                         |



3388/2023

**THIS DEED OF SALE** is made at Mapusa on this 07<sup>th</sup> of July 2023

*And MR*

*Omprakash*

*DR*

**Government of Goa**  
**Directorate of Accounts**  
Opp. Old Secretariat,  
Fazenda Building, Panaji Goa  
Phone: 0832-2225548/21/31

**e-Receipt**

**Department:** 10 - NOTARY SERVICES **Echallan Date:** 15-06-2023 17:23:34

**Name and Address of Party:** Dinesh | 9379080062  
Ulhasnagar Thane Maharashtra

**Service:** Stamp Duty

| Amount                                                        |
|---------------------------------------------------------------|
| Stamp Duty                                                    |
| ₹ 1200000.00                                                  |
| <b>Total Amount:</b> ₹ 1,200,000.00<br>(Rs. Twelve Lakh Only) |

**Department Data:** 202300036768 NOTARY | 202300036768 NOTARY

**Bank ref No:**

**Status:** Success

**Payment Date:** 16-06-2023 15:45:24

**Reprint Date:** 17/06/2023 12:49:41

BETWEEN

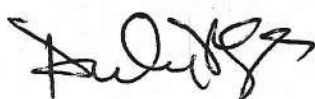
3388/2023

1. MR. FRANCIS MARCELINO DSOUZA ALIAS  
FRANCISCO MARCELINO D'SOUZA ALIAS  
FRANCISCO MARCELINA D'SOUZA ALIAS  
FRANCISCO M. D'SOUZA, son of Antonio Francisco  
Dsouza, 90 years of age, widower, retired, British  
National, holder of British Passport No.

|                                                                                                                                                                                                                                    |                   |                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------|
|  <b>Government of Goa</b><br><b>Directorate of Accounts</b><br>Opp. Old Secretariat,<br>Fazenda Building, Panaji Goa<br>Phone: 0832-2225548/21/31 |                   | <br><b>Echallan No. 202300463887</b> |
| <b>e-Receipt</b>                                                                                                                                                                                                                   |                   |                                                                                                                         |
| <b>Department: 10 - NOTARY SERVICES</b>                                                                                                                                                                                            |                   | <b>Echallan Date: 15-06-2023 17:24:54</b>                                                                               |
| <b>Name and Address of Party:</b> Dinesh   9379080062<br>Ulhasnagar Thane Maharashtra                                                                                                                                              |                   |                                                                                                                         |
| <b>Service:</b>                                                                                                                                                                                                                    | <b>Stamp Duty</b> |                                                                                                                         |
|                                                                                                                                                                                                                                    | <b>Amount:</b>    |                                                                                                                         |
|                                                                                                                                                                                                                                    | <b>Stamp Duty</b> | ₹ 1200000.00                                                                                                            |
| <b>Total Amount:</b>                                                                                                                                                                                                               |                   | ₹ 1,200,000.00                                                                                                          |
| <b>(Rs. Twelve Lakh Only)</b>                                                                                                                                                                                                      |                   |                                                                                                                         |
| <b>Department Data:</b>                                                                                                                                                                                                            |                   | <b>202300036768 NOTARY   202300036768 NOTARY</b>                                                                        |
| <b>Bank ref No:</b>                                                                                                                                                                                                                |                   |                                                                                                                         |
| <b>Status:</b> Success                                                                                                                                                                                                             |                   |                                                                                                                         |
| <b>Payment Date:</b>                                                                                                                                                                                                               |                   | 16-06-2023 15:23:30                                                                                                     |
| <b>Reprint Date:</b> 17/06/2023 12:50:38                                                                                                                                                                                           |                   |                                                                                                                         |

3388/2023

OCI Card No. \_\_\_\_\_, PAN Card No. \_\_\_\_\_,  
 \_\_\_\_\_, Mobile No. \_\_\_\_\_,  
 resident of House No. 1093A (99/9), Candolim,  
 Bardez, Goa 403515 and presently residing at 41  
 Maxwell Road, Welling Kent DA16 2ES, London,  
 United Kingdom;

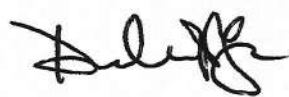




**2. MR. PATRICK BONIFACIO DSOUZA**, son of Francisco Marcelino Dsouza, **57** years of age, unmarried, service/ business, British National, holder of British Passport No. \_\_\_\_\_, OCI Card No. \_\_\_\_\_, PAN Card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_, resident of House No. 1093A (99/9), Candolim, Bardez, Goa 403515 and presently residing at 54 Forge Hill, Chilwell, Nottingham, NG9 5DW, London, United Kingdom;

**3. MR. RICHARD ANTHONY DSOUZA**, son of Francisco Marcelino Dsouza, **60** years of age, unmarried, service/ business, British National, holder of British Passport No. \_\_\_\_\_, OCI Card No. \_\_\_\_\_, PAN Card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_, resident of House No. 1093A (99/9), Candolim, Bardez, Goa 403515 and presently residing at Flat No. 59, Wickham RD, Beckenham, Kent, BR3 6QH, London, United Kingdom;

**4. MRS. PAULINE LUCIANA DSOUZA**, daughter of Francisco Marcelino Dsouza, **55** years of age, married, service/ business, British National, holder of British Passport No. \_\_\_\_\_, OCI Card No. \_\_\_\_\_, PAN Card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_, resident of House No. 1093A





(99/9), Candolim, Bardez, Goa 403515 and presently residing at 37 Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom, hereinafter called the **"VENDORS"**, which expression shall unless repugnant to the context and meaning thereof include his heirs, successors, administrators and assigns) **OF THE FIRST PART.**

**AND**

1. **Mr. OMPRAKASH NIHCHALDAS PARIANI** son of late Shri Nihchaldas Pariani, age 64 years, married, businessman, holder of Pan Card No. \_\_\_\_\_, Aadhar Card No. \_\_\_\_\_, Indian national, residing at 1101, Samarth Prasad, Lokhandwala, Andheri (w), Mumbai-400053.

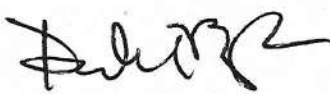
2. **MR. BHARAT NIHCHALDAS PARIANI**, son of late Shri Nihchaldas Pariani aged 54 years, married, businessman, holder of PAN Card No. \_\_\_\_\_

, Aadhar Card No. \_\_\_\_\_

Mobile No. \_\_\_\_\_

Indian

National, resident of 301/2, Nihchal Mall Residence, Block 'B', Gaurra Wado, Calangute, Bardez, Goa.






3. **KESHAHA KIYAAN REALTY LLP**, having its office at Highland Tower, Forest Trails Tower no.4, Flat No.T4 204, Bhugaw, Taluka Mulshi, Pune, Maharashtra 412115, India, registered under LLP Identification No. AAV-3341 on dated 04/01/2021 before the Assistant Registrar of Companies, Central Registration Centre, holding PAN card No. on basis of resolution dated 15/06/2023 is represented herein by its partner, **MR. DINESH SURESH DHANWANI**, son of Suresh Dhanwani, about 38 years of age, married, business, Indian National, holder of PAN Card No. , Aadhar Card No. , Mobile No. , resident of Flat No.1 Poonam Society, Near Ulhasnagar, India a Municipal Council Corporation and HDFC Bank, Ulhasnagar Thane Maharashtra 421002, hereinafter referred to as the "**PURCHASERS**", (which expression unless repugnant to the context shall include his heirs, Legal Representatives, successors,





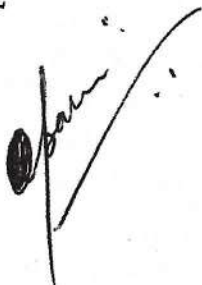

administrators, executors and assignees) of the  
**OTHER PART.**

**WHEREAS** THE VENDOR NO. 1 is represented here in this Deed by his attorney holder his daughter **MRS. PAULINE LUCIANA DSOUZA** the Vendor No 4 duly appointed vide power of attorney dated 18/11/2022 duly executed before Notary Public Susan Joanna Godden, Horsferry Place, London, United Kingdom, confirmed vide Apostille Certification No.

on dated 23/11/2022 by Foreign Commonwealth and Development Office, London, U.K., and adjudicated before Additional Collector-I of North Goa District, Panaji, dated 06/12/2022

**ANDWHEREAS** THE VENDOR NO. 2 is represented here in this Deed by his attorney holder his sister **MRS. PAULINE LUCIANA DSOUZA** the Vendor No 4 duly appointed vide power of attorney dated 18/11/2022 duly executed before Notary Public Susan Joanna Godden, Horsferry Place, London, United Kingdom, confirmed vide Apostille Certification No. .

on dated 23/11/2022 by Foreign Commonwealth and Development Office, London, U.K., and adjudicated before Additional Collector-I of North Goa District, Panaji, dated 06/12/2022



**ANDWHEREAS** THE VENDOR No. 3 is represented here in this Deed by his attorney holder his sister **MRS. PAULINE LUCIANA DSOUZA** the Vendor No 4 duly appointed vide power of attorney dated 18/11/2022 duly executed before Notary Public Susan Joanna Godden, Horsferry Place, London, United Kingdom, confirmed vide Apostille Certification No.

on dated 23/11/2022 by Foreign Commonwealth and Development Office, London, U.K., and adjudicated before Additional Collector-I of North Goa District, Panaji, dated 06/12/2022

**AND WHEREAS** the Purchaser No. 1 herein is represented in this Deed/ Indenture by his attorney holder his brother **MR. BHARAT NIHCHALDAS PARIANI**, the Purchaser No. 2 vide power of attorney dated 19/03/2010, executed before Notary S. J. Sardesai, Notary of Bardez Division, Goa, under registration No. 12246/2010;

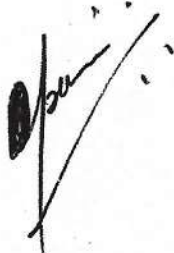
**AND WHEREAS** there exists an immovable property known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLE MADA** also Known as **DUCLXIR**, situated at Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of



Goa, described in the Land Registration Office of Bardez under No.20223 at Pages 106 of Book B-52, inscribed under No. 40935 of Book G-44 at Folio 94 and enrolled in the Taluka Revenue Office of Bardez under Matriz, No.44 and house under Matriz No. 276 of the second division which property bears old cadastral no.35 hereinafter referred to as the "**Said Original Property**".

AND WHEREAS subsequently the said property came to be surveyed at the time of promulgation of survey and allotted two independent Survey Nos. i.e. **164/5 and 164/6** respectively, both admeasuring **675 sq. mt., each**. These properties shall herein after be referred to as "**THE SAID PROPERTY-I HEREBY SOLD**" and "**THE SAID PROPERTY-II HEREBY SOLD**" respectively, which are described in detailed at Schedule-I and Schedule-II hereunder. The said Property-I and Property-II are also shown delineated in red in the Plan / sketch annexed to this Deed of Sale.

**AND WHEREAS** in the said property-II hereby sold i.e. **Survey No. 164/6** there exists an old ancestral house admeasuring 207 sq. mts., bearing Village Panchayat House No. 1093A (99/9), issued by the Village Panchayat Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa.



AND WHEREAS jointly or severally the Said Property -I and Said Property -II, hereinafter referred to as the **"Said Properties hereby sold"**.

AND WHEREAS the said property originally belonged to Felicio Xavier D'souza also known as Antonio Francisco D'souza and his wife Maria Dominica de Braganza.

AND WHEREAS vide Deed of Gift with Acceptance dated 17<sup>th</sup> March 1963 drawn up at folio 93 of Book No.634 of the substitute Notary Public Camilo De Souza of the Judicial of Bardez the said Mr. Felicio Xavier de Souza also known as Antonio Francisco de Souza and his wife Maria Dominica de Braganza alias Mariquinha Braganza, gifted the said Property to their son Francisco Marcelino de Souza also known as Francisco Marcelina D'Souza alias Francisco M. D'Souza.

AND WHEREAS the said Mr. Francisco Marcelino de Souza was married to Mrs. Valencia Amata Calista Maria D'souza alias Valencia Amata Calista De Maria Lopes alias Valencia Amata Calista de Maria De Souza formerly Lopes alias Valcencia Amata Calista De Maria De Souza nee Lopes and as such became equal co-owners of the said property under the law of Communion of Assets.



AND WHEREAS the Vendors further state that the said Mrs. Valencia Amata Calista Maria D'souza alias Valencia Amata Calista De Maria Lopes alias Valencia Amata Calista de Maria De Souza formerly Lopes alias Valcencia Amata Calista De Maria De Souza nee Lopes expired on 26/11/2015 at University Hospital, Lewisham, United Kingdom, leaving behind as half sharer and moiety her widower Mr. Francis Marcelino Dsouza alias Francisco Marcelino D'souza alias Francisco MarcelinaD'souza alias Francisco M. D'souza, and as sole and universal heirs, her following children:-

- i. Mr. Richard Anthony Dsouza (unmarried son)
- ii. Mr. Patrick Bonifacio Dsouza (unmarried son), and;
- iii. Mrs. Pauline Luciana Dsouza (daughter), married to Mr. Nigel Graham Davis;

AND WHEREAS the Vendors herein further states that said Mrs. Valencia Amata Calista Maria D'souza expired leaving behind a Will dated 03/03/2015 along with Deed of Consent drawn before the Office of the Notary Ex Officio Bardez at Mapusa, in the Notary Book bearing No. 312 at Pages 89 to 90 bequeathing her disposable quota in favour of her husband Mr. Francis Marcelino Dsouza alias Francisco Marcelino D'souza alias Francisco Marcelina D'souza alias Francisco M. D'souza and as such the Vendor became the owner of 3/4<sup>th</sup> of the said property.

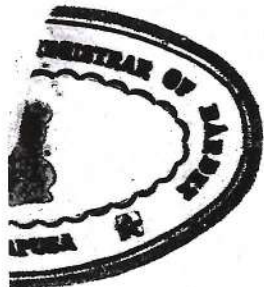





AND WHEREAS the Vendors further state that upon the death of Mrs. Valencia Amata Calista Maria D'souza, an Inventory Proceeding No.770/2022/D, before the Court of the Civil Judge Senior Division at Mapusa, Goa, was filed by the Vendors herein wherein Mrs. Pauline Luciana Dsouza was appointed as the Head of Family.

AND WHEREAS said properties hereby sold were listed at Item No. 1 and Item No. 2 respectively came to be allotted to the Vendor No.1 to the extent of 3/4<sup>th</sup> right/ share and 1/4<sup>th</sup> equally to the Vendors No.2 to 4 herein vide chart of allotment dated 22-12-2022 which is confirmed by the Judgement, Order and Decree dated 27/12/2022 passed by the Court of the Civil Judge Junior Division at Mapusa, Goa, in Inventory Proceeding No.770/2022/D.

AND WHEREAS in the Form I & XIV of the said properties hereby sold, the name of Mr. Francis Marcelino Dsouza alias Francisco Marcelino D'souza alias Francisco Marcelina D'souza alias Francisco M. D'souza, The Vendor No.1 is reflecting as "Francisco Marcelino D'souza" in the Occupant's column of Survey Form I and XIV in respect of the both the properties hereby sold.



*Antony*

*[Signature]*

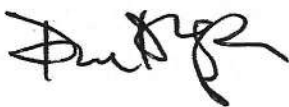
*[Signature]*

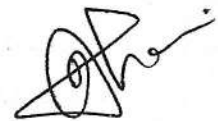
AND WHEREAS the Form I & XIV of the **"Said Properties hereby sold"** described in the Schedule does not reveal any mundcarial rights or tenancy rights over the **"Said Properties hereby sold"**;

AND WHEREAS the Vendors further represent that Vendor No. 4 Mrs. Pauline Luciana Dsouza, married to Mr. Nigel Graham Davis, of non-Goan origin and her marriage was neither performed or registered in Goa nor governed under the regime of Communion of Assets applicable to state of Goa and their marriage took place in England under the regime of separate assets and as such Mr. Nigel Graham Davis has not acquired the moiety share in the SAID PROPERTIES and thus the Vendors further represent that the said Mr. Nigel Graham Davis is not a necessary party to the present Deed of Sale which fact is also found mention in above mentioned Inventory Proceedings at Statement on Oath/Affidavit of the head of the Family .

AND WHEREAS the Vendors herein being absolute owners and in the possession of the Said Properties are now desirous of selling the said properties.

AND WHEREAS The Purchasers having learnt of the Vendors intentions to sell the **"Said Properties hereby sold"** described in the Schedule - I and II hereunder,






have approached the Vendors herein and having taken due inspection of the title documents of the Said Properties hereby sold described in the Schedule - I and II hereunder; and upon being fully satisfied in all respect about the right, title and interest of the Vendors in the Said Properties hereby sold, have proposed the Vendors to purchase the Said Properties hereby sold, and the Vendors have agreed to sell to the Purchasers the Said Properties hereby sold, along with the house admeasuring 207sq.mts., existing in the property bearing Survey No. 164/6 for a final consideration amount of **Rs.9,00,00,000/- (Rupees Nine Crores only)**, on the terms and conditions set out herein.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH as under:**

1. That, in pursuance of the above consideration of the selling price of **Rs.9,00,00,000/- (Rupees Nine Crore only)**, which amount is its market value, which sum is paid by the Purchasers to the Vendors, the Vendors do hereby sell, convey, transfer and assign; (i) All the immovable Property known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing Survey No. 164/5 admeasuring 675 sq. mts.,






situated at Candolim, Bardez, Goa, situated at Candolim, Bardez, Goa, hereinafter referred to as the **"Said Property-I Hereby Sold"**, more particularly described in the Schedule -I and(ii) All the immovable Property known as **"CIMER"** also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing **Survey No. 164/6** also admeasuring **675 sq. mts.**, along with the Vendors old ancestral house admeasuring 207 sq. mts., standing therein bearing House No. 1093A (99/9), issued by the Village Panchayat of Candolim, which is situated at Candolim, Bardez, Goa, hereinafter referred to as the **Said Property-II Hereby Sold"**, more particularly described in the Schedule -II hereunder, which immovable properties are identified in the site-plan / sketch annexed to this Deed of Sale, clearly delineated in red coloured boundary lines, together with all the trees, fences, access / ways, water courses / drains, sewage facility well connected to the public sewage facility, and privileges and easements (serviette and dormant)and all other appurtenances whatsoever belonging to and enjoyed by the Vendors of the First Part, along with all the shares, rights, title, interests, claims, estate and demands whatsoever of



the Vendors unto the Purchasers absolutely and forever.

2. That the payment of the aforesaid consideration of **Rs. 9,00,00,000 (Rupees Nine Crores only)**, is as follows:

a) **Rs.6,43,53,600/- (Rupees Six Crores Forty Three Lakhs Fifty Three Thousand Six Hundred only)** paid to Vendors vide RTGS transfer as follows:-

i. A sum of Rs.1,60,88,400/- (Rupees One Crore Sixty Lakhs Eighty Eight Thousand Four Hundred Only) paid by the Purchaser No. 1 Mr. Omprakash Nihchaldas Pariani to Vendors through RTG Transfer bearing No. CNRBR5202307075902610 dt. 07/07/2023 drawn in the name of the Vendor No.4, drawn on Canara Bank, Candolim Branch, Bardez, Goa;

ii. A sum of Rs.1,60,88,400/- (Rupees One Crore Sixty Lakhs Eighty Eight Thousand Four Hundred Only) paid by the Purchaser No. 2 Mr. Bharat Nihchaldas Pariani to the Vendors as follows: (1) A sum of Rs.88,400/- (Rupees Eighty Eight Thousand Four Hundred only) vide RTG Transfer under UTR No. 186230251821487 dated



05/07/2023, drawn in the name of the Vendor No.4, drawn on Canara Bank Candolim, Branch, Bardez, Goa, and (2) A sum of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) vide RTG Transfer under UTR No. CNRBR52023070759021277 dated 07/07/2023, drawn in the name of the Vendor No.4, drawn on Canara Bank ,Candolim Branch, Bardez, Goa

- iii. A sum of Rs.3,21,76,800/- (Rupees Three Crores Twenty One lakhs Seventy Six Thousand Eight Hundred Only) paid by the Purchaser No. 3 Keshava Kiyaan LLP to Vendors through RTGS Transfer bearing No. LLBKH23188788404 dated 07/07/2023, drawn in the name of the Vendor No.4, drawn on Kotak Bank Porvorim Branch, Goa 403521;

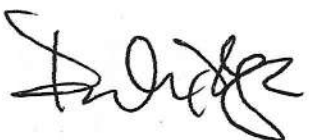


- b) **A sum of Rs.2,56,46,400/- (Rupees Two Crores Fifty Six Lakhs Forty Six Thousand Four Hundred only)** paid by the Purchasers to the Income Tax Department on account of TDS @ 28.496% of the sale consideration paid by the Purchasers, as required under the law, on behalf of the Vendors, as follows:

*[Three handwritten signatures]*

- i. A sum of Rs.64,11,600/- (Rupees Sixty Four Lakhs Eleven Thousand Six Hundred Only) paid by the Purchaser No. 1 vide CRN No. 23070100132242, BSR Code No. 0240091 dated 07/07/2023 drawn on Canara Bank, Candolim Branch;
- ii. A sum of Rs.64,11,600/- (Rupees Sixty Four Lakhs Eleven Thousand Six Hundred Only) paid by the Purchaser No. 1 vide CRN No. 23070100135027, BSR Code No. 0240091 dated 07/07/2023, drawn on Canara Bank, Candolim Branch;
- iii. A sum of Rs.1,28,23,200/- (Rupees One Crore Twenty Eighty Lakhs Twenty Three Thousand Two Hundred Only) paid by the Purchaser No. 3 vide CRN No. 23070300147477, BSR Code No. M811580 dated 07/07/2023 drawn on Kotak Mahindra Bank, Porvorim Branch Goa 403521; The receipt of which payment the VENDORS do hereby admit and acknowledge and do hereby fully discharge the Purchasers there from.

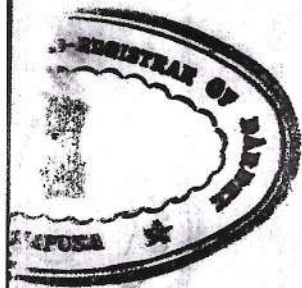
3. That the said Property-I and Property-II Hereby Sold are jointly purchased by the Purchasers in the undivided proportion of 25% by the Purchaser No.1,






25% by the Purchaser No.2 and 50% by the Purchaser No. 3, as per the payments made at para 2 above.

4. That the Vendors do hereby on signing of this Deed of Sale put the Purchasers in exclusive physical and legal possession of the Said Property-I and Property-II Hereby Sold.
5. AND THAT, the Purchasers shall hereafter peacefully and quietly hold, use and enjoy the Said Property I and II Hereby Sold, fully described in Schedule I and II hereunder, as their own chattel and property without any hindrance, interruption, claim or demand by or from the Vendors or any other person or persons whomsoever claiming and demanding any right, title, interest in the Said Properties Hereby Sold, fully described in Schedules hereunder, or any part thereof through the Vendors or any other person or persons as co-owners along with the Vendors.
6. That the said properties hereby sold along with ancestral house admeasuring 207 sq. mts., are purchased jointly by the purchasers herein in the proportion as stated at paragraph 3 above.



A handwritten signature in black ink, appearing to be "D. M. G."

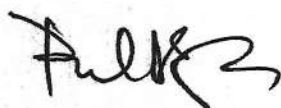
A handwritten signature in black ink, appearing to be "P. van der ..." with a large flourish.

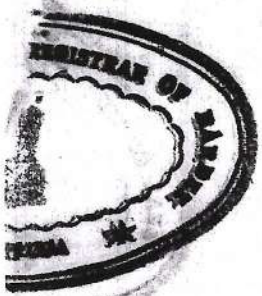
A handwritten signature in black ink, appearing to be "J. H. ...".

7. That the site-plan / sketch and Schedules shall form an integral part of this Deed of Sale.

8. AND THAT, the Vendors and all persons claiming and demanding under them shall and will from time to time upon the request and cost of the Purchasers, do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Property I and II Hereby Sold, fully described in Schedule I and II hereunder, or any part thereof unto the Purchasers according to the true intent and meaning of these presents, that shall or may be reasonably required.

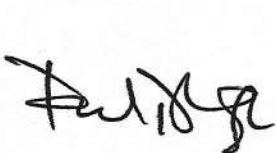
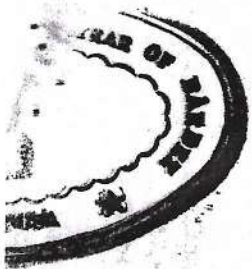
9. AND THAT, the Purchasers shall after this purchase, jointly be the exclusive owners in title, enjoyment and possession of the Said Property I and II Hereby Sold, fully described in Schedule-I & II hereunder along with the ancestral house admeasuring 207 sq.mts., in undivided proportion 25%to the Purchaser No.1, 25% to the Purchaser No.2 and 50% to the Purchaser No.3.



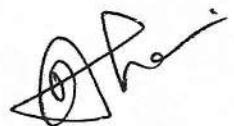
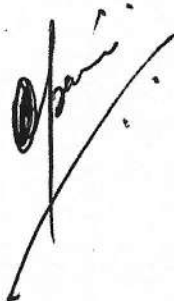
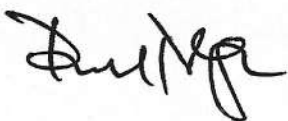
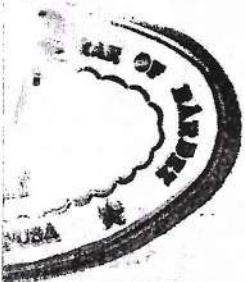



10. AND THAT, the Vendors hereby give their free and voluntary No Objection to delete the Vendors name and to include the Purchasers names through mutation, in the Occupants Column of the Survey Records (Form I and XIV) of the Said Properties Hereby Sold, fully described in Schedule I & II hereunder.

11. The VENDORS further covenants that in case any defect is found in the title of the VENDORS of the **SAID PROPERTIES HEREBY SOLD** and or in the present Deed/ Indenture, then VENDORS do hereby agree and undertakes to obtain necessary clearance and execute necessary deeds/ Indentures/ Rectification/ Ratification and such other documents/ papers as may be required to fully and effectively transfer the title to the PURCHASERS at the request of the **PURCHASERS** for more perfectly conveying the properties hereby sold unto the **PURCHASERS**. However, the cost towards the travel, stay/Hotel and incidentals to the documentations shall borne by the Purchasers, excluding all other cost.



12. That the VENDORS hereby assures the **PURCHASERS** that there are no third party rights of whatsoever nature in respect of the **SAID PROPERTIES HEREBY SOLD** or any **part thereof** by way of Agreement, verbal or written, lien, mortgage, easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession.
13. That the VENDORS does hereby assure the **PURCHASERS** that the **SAID PROPERTIES HEREBY SOLD** along with the ancestral house are free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said properties by way of the present Deed of Sale.
14. That on the execution of this Deed of Sale, the **PURCHASERS** shall at all times hereinafter jointly peacefully and quietly enjoy and possess the **SAID PROPERTIES HEREBY SOLD** along with the house therein without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any

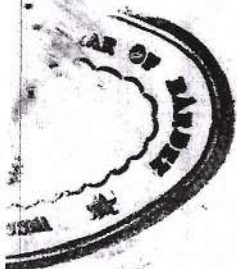


person/ persons claiming through or under them.

15. All the documents relating to the **SAID PROPERTIES** have been handed over to the **PURCHASERS** at the time of execution of this DEED OF SALE.

16. The **VENDORS** and the **PURCHASERS** hereby declare that: the VENDORS being U.K. Nationals and O.C.I. card holders; the said land i.e. **"THE PROPERTY-I and PROPERTY-II HEREBY SOLD"** under transaction are non agricultural land and that they own the responsibility of the same with regards to the present Transaction / Indenture/ Deed being in compliance of the FEMA/ R.B.I. guidelines.

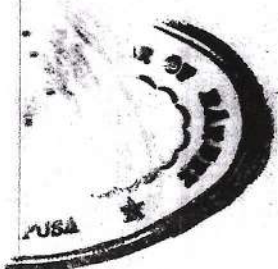
17. The **VENDORS** herein declare and covenant that the Said Properties hereby sold are the ancestral properties of the VENDORS herein, who have inherited the said properties from their ancestors; vide Final Judgement and Orders dated 27/12/2022 passed in the Inventory Proceeding bearing No. 770/2022/D passed by the Court of the Civil Judge Junior Division, Mapusa, Goa. As such, no separate



permission from the Reserve Bank of India under the Foreign Exchange Management Act, 1999 and Rules and Regulations made there under, is required for the purpose of the present transaction.

18. Without prejudice to the above, the VENDORS herein declare that vide Section 6(5) of the Foreign Exchange Management Act, (FEMA) 1999, a person resident outside Indian may hold, own, transfer, or invest in any immovable property situated in India if such property was acquired, held or owned by such person, when he/she was resident in India or inherited from a person who was resident in India.

19. The VENDORS further covenant and state that the Said Properties are Non-Agricultural Properties. The VENDORS have complied with and undertake and covenant to comply with the Foreign Exchange Management Act, 1999 and Rules and Regulations made there under as also the Reserve Bank of India regulations wherever applicable. The Office of the Civil Registrar cum Sub - Registrar of Bardez at Mapusa shall not be responsible if any of the



Parties hereto violate the above referred to provisions of the Foreign Exchange Management Act, 1999 and Rules and Regulations made there under as also the Reserve Bank of India regulations.

20. The VENDORS further indemnify and forever keep the PURCHASERS indemnified against any violation, non-compliance or default on the part of the VENDORS or any of them, in performing and adhering strictly to the provisions of the Foreign Exchange Management Act, 1999 and Rules and Regulations made there under, as also the Reserve Bank of India regulations, as applicable to the present transaction and the Said Properties.

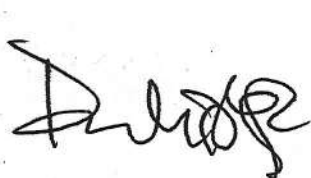
21. The VENDORS and the PURCHASERS hereby further declare that the monetary transfer with regards to the present transaction/ Indenture/ Deed/ is in compliance of the FEMA/ R.B.I. guidelines.

22. The PURCHASERS have deducted TDS @ 28.496% of the sale consideration and deposited the



same with the Income Tax Department as mandated under law.

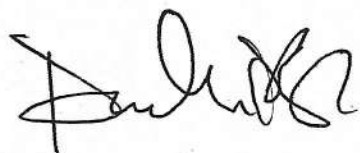
23. This document and transaction are complying with Foreign Exchange Management Act, 1999 and Reserve Bank of India Guidelines. The Office of Civil Registrar-Cum-Sub-Registrar of Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.
24. AND THAT, the Vendors and the Purchasers do hereby declare that the Said Properties I and II Hereby Sold, fully described in Schedule I & II", which are subject matter of this transaction, do not belong to the Schedule Caste / Schedule Tribe, as required to be declared in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
25. The sale consideration amount of **Rs.9,00,00,000/- (Rupees Nine Crore only)**, is the fair market value of the properties hereby sold and as such as regards to THIS DEED OF SALE, stamp duty @ 6 % amounting to Rs.54,00,000/- (Rs. Fifty Four Lakhs Only) is paid online vide receipt Nos. 202300463868, 202300463871, 202300463882 and 202300463887; the receipt is printed on the 1<sup>st</sup> to the 4<sup>th</sup> page of this Deed of Sale in full



and final settlement of the stamp duties in respect of this transfer.

26. The sale consideration amount **Rs. 9,00,00,000 (Rupees Nine Crore only)**, is the fair market value of the property hereby sold and as such as regards to THIS DEED OF SALE, registration charges @ 3 % amounting to Rs. 27,00,000 (Rs. Twenty Seven Lakhs Only) is paid online vide receipt Nos. 202300463829 and 202300463836 in respect of this transfer.

27. The Schedules, receipt and the sketch/plan shall form part and parcel of this Deed.

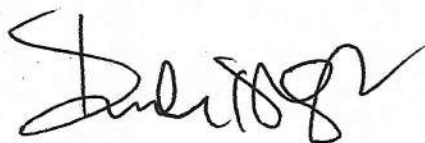


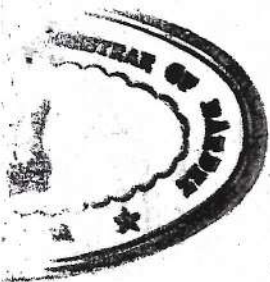
**SCHEDULE -I****(THE SAIDPROPERTY -I HEREBY SOLD)**

All that immovable Property known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing cadastral No. 35 and presently **Survey No. 164/5** admeasuring **675**, situated at Candolim, Bardez, Goa, situated at Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No.20223 at Pages 106 of Book B-52, inscribed under No. 40935 of Book G-44 and ~~not~~ enrolled in the Taluka Revenue Office of Bardez, for Matriz under Mariz No.44. The property is bounded as under:-

East : By Calangute - Candolim Main PWD Road;  
 West : Property Survey No. 164/1;  
 North : Property Survey No. 164/4;  
 South : Property Survey No. 164/6.

**This property is shown delineated in red colour in the annexed plan.**



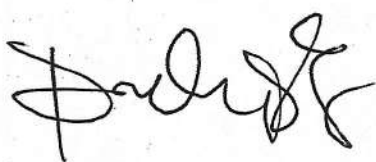



**SCHEDULE -II****(THE SAIDPROPERTY -II HEREBY SOLD)**

All that immovable Property known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing cadastral No.35 and presently **Survey No. 164/6** admeasuring **675**, along with the old ancestral house admeasuring 207 sq. mts., standing therein bearing Village Panchayat House No. 1093A (99/9), situated at Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No.20223 at Pages 106 of Book B-52, inscribed under No. 40935 of Book G-44 and ~~not~~ enrolled in the Taluka Revenue Office of Bardez, for Matriz under Matriz No.44 and the house under Matriz No.276 of the 2<sup>nd</sup> Division. The said property is bounded as under:-

East : By Calangute- Candolim Main PWD Road;  
 West : Property Survey No. 164/8;  
 North : Property Survey No. 164/5;  
 South :Property Survey No. 164/9.

**This property along with the house admeasuring 207 sq. mts., is shown delineated in red colour in the annexed plan.**






**SCHEDULE -III****RECEIPT**

Received with thanks the payment of the consideration of Rs.9,00,00,000/- (Rupees Nine Crores) is as follows:

a) **Rs.6,43,53,600/- (Rupees Six Crores Forty Three Lakhs Fifty Three Thousand Six Hundred only)**

paid to Vendors vide RTGS transfer as follows:-

- i. A sum of Rs.1,60,88,400/- (Rupees One Crore Sixty Lakhs Eighty Eight Thousand Four Hundred Only) paid by the Purchaser No. 1 Mr. Omprakash Nihchaldas Pariani to Vendors through RTG Transfer bearing No. CNRBR5202307075902610 dt. 07/07/2023 drawn in the name of the Vendor No.4, drawn on Canara Bank, Candolim Branch, Bardez, Goa;
- ii. A sum of Rs.1,60,88,400/- (Rupees One Crore Sixty Lakhs Eighty Eight Thousand Four Hundred Only) paid by the Purchaser No. 2 Mr. Bharat Nihchaldas Pariani to the Vendors as follows: (1) A sum of Rs.88,400/- (Rupees Eighty Eight Thousand Four Hundred only) vide RTG Transfer under UTR No. 186230251821487 dated 05/07/2023, drawn in the name of the Vendor No.4, drawn on Canara Bank Candolim, Branch, Bardez, Goa, and (2) A



sum of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) vide RTG Transfer under UTR No. CNRBR52023070759021277 dated 07/07/2023, drawn in the name of the Vendor No.4, drawn on Canara Bank ,Candolim Branch, Bardez, Goa

- iii. A sum of Rs.3,21,76,800/- (Rupees Three Crores Twenty One lakhs Seventy Six Thousand Eight Hundred Only) paid by the Purchaser No. 3 Keshava Kiyaan LLP to Vendors through RTGS Transfer bearing No. LLBKH23188788404 dated 07/07/2023, drawn in the name of the Vendor No.4, drawn on Kotak Bank Porvorim Branch, Goa 403521;

- b) **A sum of Rs.2,56,46,400/- (Rupees Two Crores Fifty Six Lakhs Forty Six Thousand Four Hundred only)** paid by the Purchasers to the Income Tax Department on account of TDS @ 28.496% of the sale consideration paid by the Purchasers, as required under the law, on behalf of the Vendors, as follows:

- i. A sum of Rs.64,11,600/- (Rupees Sixty Four Lakhs Eleven Thousand Six Hundred Only) paid by the Purchaser No. 1 vide CRN No. 23070100132242, BSR Code No. 0240091



dated 07/07/2023 drawn on Canara Bank, Candolim Branch;

- ii. A sum of Rs.64,11,600/- (Rupees Sixty Four Lakhs Eleven Thousand Six Hundred Only) paid by the Purchaser No. 1 vide CRN No. 23070100135027, BSR Code No. 0240091 dated 07/07/2023, drawn on Canara Bank, Candolim Branch;
- iii. A sum of Rs.1,28,23,200/- (Rupees One Crore Twenty Eighty Lakhs Twenty Three Thousand Two Hundred Only) paid by the Purchaser No. 3 vide CRN No. 23070300147477, BSR Code No. M811580 dated 07/07/2023 drawn on Kotak Mahindra Bank, Porvorim Branch Goa 403521; The receipt of which payment the VENDORS do hereby admit and acknowledge and do hereby fully discharge the Purchasers there from.

**IN WITNESS WHEREOF** the Parties herein have hereunto set and subscribed their respective hands at Mapusa, on the day and year first hereinabove written.





*Pauline Dsouza*

**MRS. PAULINE LUCIANA DSOUZA**  
For Self and P.O.A. holder of Vendor  
Nos. 1, 2, and 3

**L. H. F. P.**

**R. H. F. P.**

1)  \_\_\_\_\_

1)  \_\_\_\_\_

2)  \_\_\_\_\_

2)  \_\_\_\_\_

3)  \_\_\_\_\_

3)  \_\_\_\_\_

4)  \_\_\_\_\_

4)  \_\_\_\_\_

5)  \_\_\_\_\_

5)  \_\_\_\_\_



*Pauline Dsouza*

*Pauline Dsouza*

*Pauline Dsouza*

THE PURCHASER2:

*[Signature]*

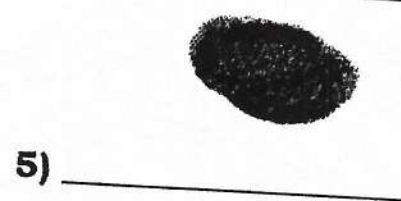
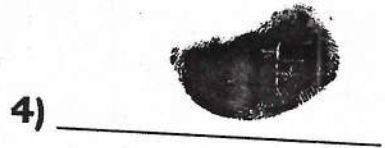
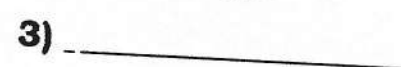
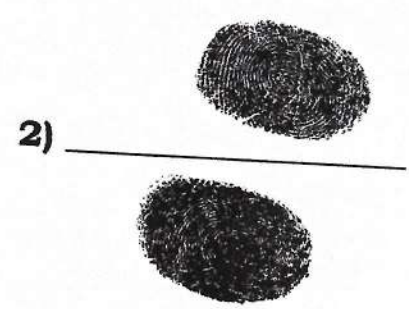
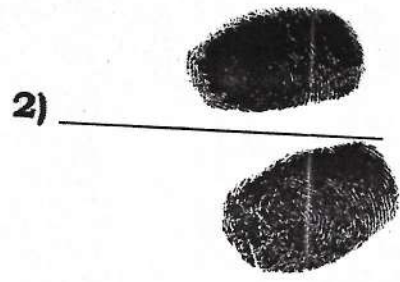
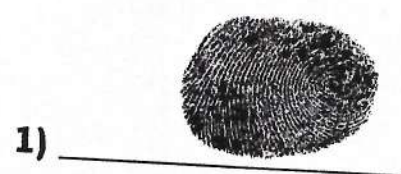


*[Signature]*

MR. BHARAT NIHCHALDAS PARIANI  
For self and P.O.A. for Purchaser No. 1

L. H. F. P.

R. H. F. P.



*[Signature]*

*[Signature]*

*[Signature]*

**THE PURCHASER 3**




**MR. DINESH SURESH DHANWANI**  
**Authorized Signatory**  
**For KESHAVA KIYAAN REALTY LLP**

**L. H. F. P.**

1)  \_\_\_\_\_

2)  \_\_\_\_\_

3)  \_\_\_\_\_

4)  \_\_\_\_\_

5)  \_\_\_\_\_

**R. H. F. P.**

1)  \_\_\_\_\_

2)  \_\_\_\_\_

3)  \_\_\_\_\_

4)  \_\_\_\_\_

5)  \_\_\_\_\_






**IN THE PRESENCE OF:****(1) MR. BINIMON VISHWAMBARAN**

Address: House No. 1267/C, St Anna Vaddo,  
St, Jude Apts, 3<sup>rd</sup> Building, 2<sup>nd</sup> Floor,  
Candolim S.O., Bardez, Goa.



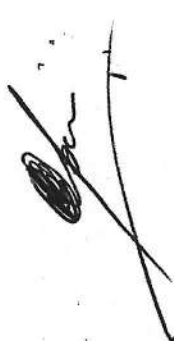
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**(2) MR. PRAVIN MATHKER**

Address: House No. 1547/A/F-4,  
St. Sebastian Vaddo, Orda,  
Candolim, Bardez, Goa



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| AREA STATEMENT |                                     |             |
|----------------|-------------------------------------|-------------|
| 1              | AREA OF PLOT OF SY.NO.164/5         | 675.00 SQMT |
| 2              | AREA OF PLOT OF SY.NO.164/6         | 675.00 SQMT |
| 3              | AREA OF EXIST. HOUSE IN SY.NO.164/6 | 207.00 SQMT |



**SITE PLAN**  
**SCALE 1:500**

**PLAN SHOWING PLOT BEARING SURVEY NO. 164/5  
 & SURVEY NO. 164/6 , SITUATED AT  
 CANDOLIM VILLAGE OF BARDEZ TALUKA GOA.**

*[Handwritten signature]*

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*[Handwritten signature]*



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 07-Jul-2023 03:29:11 pm

Document Serial Number :- 2023-BRZ-3388

Presented at 03:18:02 pm on 07-Jul-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description            | Rs.Ps   |
|-------|------------------------|---------|
| 1     | Stamp Duty             | 5400000 |
| 2     | Registration Fee       | 2700000 |
| 3     | Tatkal appointment fee | 10000   |
| 4     | Mutation Fees          | 3000    |
| 5     | Processing Fee         | 3160    |
| Total |                        | 8116160 |

Stamp Duty Required :5400000/-

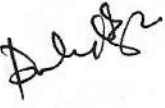
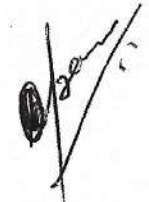
Stamp Duty Paid : 5400000/-

#### Presenter

| Sr.No | Party Name and Address                                                                                                                                                                                                                                     | Photo | Thumb | Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | Bharat Nihchaldas Pariani ,Father Name:Late Nihchaldas Pariani, Age: 54,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>Address1 - 301/2, Nihchal Mall Residence, Block B, Gaura Waddo, Calangute, Bardez, Goa, Address2 - ,<br>PAN No.: |       |       |           |

#### Executer

| Sr.No | Party Name and Address                                                                                                                                                                                                                                                                                                                                              | Photo | Thumb | Signature |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: Married ,Gender:Female,Occupation: Service, 37, Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.:                                                                                                                                                   |       |       |           |
| 2     | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: ,Gender:Female,Occupation: Service, 37, Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.: , as Power Of Attorney Holder for Francis Marcelino Dsouza Alias Francisco Marcelino D'souza Alias Francisco Marcelina D'souza Alias Francisco M. D'souza |       |       |           |
| 3     | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: ,Gender:Female,Occupation: Service, 37, Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.: , as Power Of Attorney Holder for Patrick Bonifacio Dsouza                                                                                                |       |       |           |

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                                                                                              | Photo                                                                                 | Thumb                                                                                 | Signature                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 4     | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: , Gender:Female,Occupation: Service, 37, Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.: , as Power Of Attorney Holder for Richard Anthony Dsouza                                                                                                 |    |    |    |
| 5     | Bharat Nihchaldas Pariani , Father Name:Late Nihchaldas Pariani, Age: 54,<br>Marital Status: Married , Gender:Male,Occupation: Business, 301/2, Nihchal Mall Residence, Block B, Gaura Waddo, Calangute, Bardez, Goa,<br>PAN No.:                                                                                                                                   |    |    |    |
| 6     | Dinesh Suresh Dhanwani Partner Of Keshava Kiyaan Realty LLP , Father Name:Suresh Dhanwani, Age: 38,<br>Marital Status: , Gender:Male,Occupation: Business, Flat No. 1, Poonam Society, Near Ulhasnagar, India a Municipal Council Corporation and HDFC Bank, Ulhasnagar, Thane, Maharashtra,<br>PAN No.:                                                            |    |    |    |
| 7     | Bharat Nihchaldas Pariani , Father Name:Late Nihchaldas Pariani, Age: 54,<br>Marital Status: , Gender:Male,Occupation: Business, Nihchal Mall Residency, Block B, Gaura Waddo, Calangute, Bardez, Goa,<br>PAN No.: , as Power Of Attorney Holder for Omprakash Nihchaldas Pariani                                                                                   |  |  |  |
| 8     | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: Married , Gender:Female,Occupation: Service, 37 Kenwood Drive, Beckenham Kent BR3 6QX United Kingdom,<br>PAN No.:                                                                                                                                                      |  |  |  |
| 9     | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: , Gender:Female,Occupation: Service, 37 Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.: , as Power Of Attorney Holder for Francis Marcelino Dsouza Alias Francisco Marcelino D'souza Alias Francisco Marcelina D'souza Alias Francisco M. D'souza |  |  |  |
| 10    | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: , Gender:Female,Occupation: Service, 37 Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.: , as Power Of Attorney Holder for Patrick Bonifacio Dsouza                                                                                                |  |  |  |
| 11    | Pauline Luciana Dsouza , Father Name:Francisco Marcelino Dsouza, Age: 55,<br>Marital Status: , Gender:Female,Occupation: Service, 37 Kenwood Drive, Beckenham, Kent, BR3 6QX, United Kingdom,<br>PAN No.: , as Power Of Attorney Holder for Richard Anthony Dsouza                                                                                                  |  |  |  |
| 12    | Bharat Nihchaldas Pariani , Father Name:Late Nihchaldas Pariani, Age: 54,<br>Marital Status: Married , Gender:Male,Occupation: Business, 301/2, Nihchal Mall Residence, Block B,Gaura Waddo, Calangute, Bardez, Goa,<br>PAN No.:                                                                                                                                    |  |  |  |

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                            | Photo                                                                               | Thumb                                                                               | Signature                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 13    | Bharat Nihchaldas Pariani , Father Name:Late Nihchaldas Pariani, Age: 57,<br>Marital Status: ,Gender:Male,Occupation: Business, 301/2 Nihchal Mall Residency Block B Gaurra Waddo Calangute Bardez Goa,<br>PAN No.: , as Power Of Attorney Holder for Omprakash Nihchaldas Pariani                |  |  |  |
| 14    | Dinesh Suresh Dhanwani Partner Of Keshava Kiyaan Realty LLP , Father Name:Suresh Dhanwani, Age: 38,<br>Marital Status: ,Gender:Male,Occupation: Business, Flat No. 1 Poonam Society Near Ulhasnagar India a Municipal Council Corporation and HDFC Bank Ulhasnagar Thane Maharashtra,<br>PAN No.: |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                                           | Photo                                                                                 | Thumb                                                                                 | Signature                                                                             |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Name: Pravin Nagesh Mathkar, Age: 47, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403515, St Sebastian Vaddo Orda Candolim, St Sebastian Vaddo Orda Candolim, Candolim, Bardez, North Goa, Goa                                                                           |   |   |  |
|       | Name: Binimon Vishwambharan, Age: 52, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403515, St Anna Vaddo St Jude Apts 3rd Building 2nd Floor Candolim Bardez Goa, St Anna Vaddo St Jude Apts 3rd Building 2nd Floor Candolim Bardez Goa, Candolim, Bardez, North Goa, Goa |  |  |  |



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Document Serial Number :- 2023-BRZ-33811

Document Serial No:-2023-BRZ-3388

Book :- 1 Document

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Date : 07-Jul-2023

*[Signature]*

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*[Signature]*

