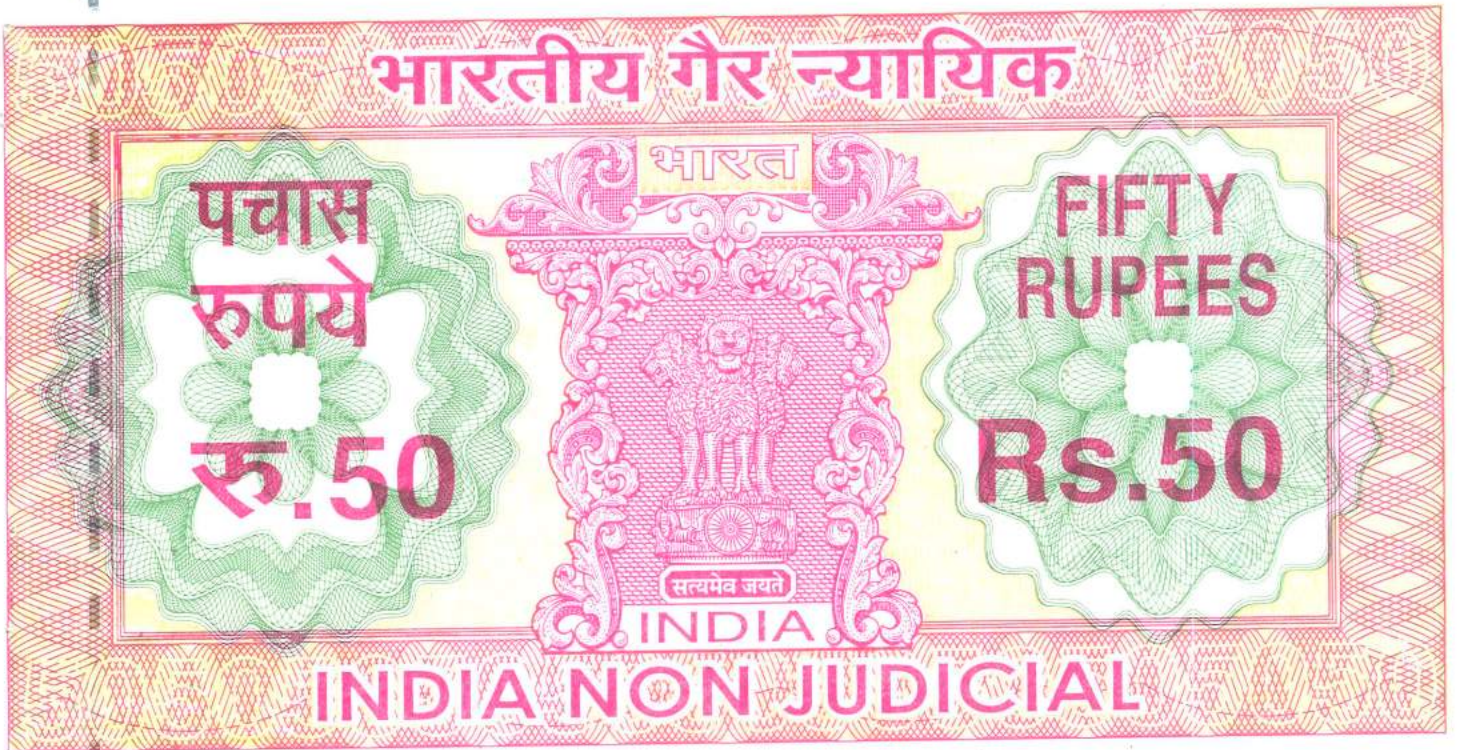


(9) Auction sale dt 24.10.2020.



गोवा GOA

Serial No. 303 Place of Vendor, Panaji Date 21/10/2020
Name of Stamp Adv. K. Karab.
Name of Purchaser Adv. K. Karab.
Name of Father _____
Purpose _____ Transacting Parties: _____
Sign of Stamp Vendor _____ Sign of Purchaser [Signature]
Mangal P. Karabkar
License No. AS-STP/VEN/747/99

B 539503

Office of the
Civil Registrar
-em-

CONFIRMED
Certified to be a true copy of
DEED OF SALE

Only registered in this office under register
number BR2-1-2641-2020-dtd. 28/10/2020 Mapusa
Total sheets: 88 paid fees Rs 870 - Ref no. 08/43
Dated 15/3/2021
Copy applied on 15/3/2021
Copy ready on 26/3/2021
Copy delivered on 06/4/2021
[Signature] Civil Registrar



(RUPEES ONE LAKH NINETY NINE THOUSAND FIVE HUNDRED ONLY.)

Citizencredit co-operative Bank Ltd.

Mangalore Branch,

Shop No.G-1,Ground Floor,Block D-1,

Seethan Homes,

Mangalore, Goa - 583 507

D-6/STPM/JCR/36/1/2013-RD



भारत
INDIA

STAMP DUTY
90000

Rs. ≈ 0199500 ≈

365430

GOA
NON JUDICIAL

27.10.2020

GOA

1766 7850248

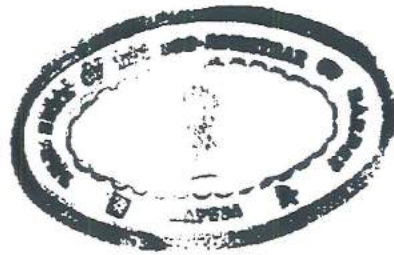
For CITIZENCREDIT CO-OP BANK LTD

M. found

Authorized Signatory

Name of P. Party: MRS. POOJA SUNIL SIRSAT

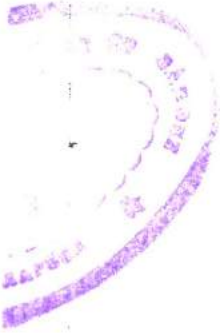
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Sl. No. 2020 BRZ-2702

28/10/2020

DEED OF SALE



Mangalore

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Sirsat

M. A. Sirsat

M. A. Sirsat

THIS DEED OF SALE is executed at Mapusa-Goa, on this 27th day of October 2020,

BETWEEN

1. MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, s/o. late Peter Vaz, 65 years, retired, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____ & his wife;

2. MRS. MARIA MANUELA FONSECA E VAZ alias MARIA MANUELA VAZ, d/o. Manuel Fonseca alias Matias Manuel Fonseca, 62 years, married, retired, Indian national, having PAN Card no. _____, Adhaar Card no. _____;

Both resident of B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa;

3. MRS. MARIA ABREU LOBO alias MARIA FILOMENA ALZIRA LIA VAZ ABREU LOBO, D/o. late Peter Vaz alias Carmo Manuel Pedro Felix Vaz, 68 years, housewife, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____ & her husband;

Marcus Vaz
M. A. Lobo

M/Vaz
A. Lobo

Luiz Vaz
A. Lobo

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[Circular stamp]

4. MR. MANUEL JOAO INACIO ABREU LOBO alias
MANUEL JOSE ABREU LOBO, s/o. Joao Inacio
Abreu Lobo, 81 years, business, married,
Indian National, having PAN Card no.
_____, Adhaar Card no. _____);

Both Resident of H. No. 3D/1, Socol waddo,
Bastora, Bardez-Goa;

5. MRS. MARIA CARMINA CRISTINA FARIA alias
CARMEN COLACO, D/o. late Francis Faria alias
Francisco Piedate Jesus Faria, 72 year, retired,
married, Indian national, having PAN Card no.
_____, Adhaar Card no. _____

and her husband;

6. MR. ALVITO MARCELINO JOAQUIM S. COLACO
alias ALVITO COLACO, S/o. Marcelino Colaco,
80 year, business, married, Indian national,
having PAN Card no. _____, Adhaar
Card no. _____;

Both R/o. 504, Miramar Housing Society,
Dadar (W), Mumbai-400028;

7. MRS. ROSALIA FARIA alias ROSE RAKESH
SRIVASTAVA, D/o. late Francis Faria alias
Francisco Piedate Jesus Faria, 64 year,
housewife, married, Indian national, having
PAN Card no. _____, Adhaar Card no.
_____ and her husband;

Manuel V. J.
M. J. Lobo

H. Faria
H. Faria

Rakesh
R. Rakesh



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8. MR. RAKESH CHANDRA SRIVASTAVA, S/o. Girijesh Chandra Srivastava, 65 year, service, married, Indian national, having PAN Card no. _____, Adhaar Card no. _____;

Both R/o. 55, Pali Village, Bandra (W), Mumbai-400050;

9. MR. MICAEL ALBERTO ASSUNCAO DE SOUZA alias MICAEL A. A. DE SOUZA, S/o. late Macario Jose Assumcao D'Souza alias Mack Joseph D'souza, 70 years, Landlord, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____ and his wife;

10. MRS. MARYANNE VIRGINIA D'SOUZA alias MARY ANNE VIRGINIA DE SOUZA alias MARYANNE SILVEIRA, D/o. Marshall Silveira, 65 years, housewife, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____;

Both R/o. H. No. 1043/4, Mudda vado, Carona, Aldona

11. MR. MERWYN JOHN D'SOUZA, S/o. late Macario Jose Assumcao D'Souza alias Mack Joseph D'souza, 66 years, Landlord, married,

Macario Das.
M. A. hobo

H/O

Assat.
A. Das

Light Singh
D'Souza



06

Indian National, having PAN Card no. _____, Adhaar Card no. _____ and his wife;

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12. MRS. LUCILLE MICHAELA D'SOUZA, D/o. late Joseph Gregory D'souza, 60 years, housewife, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____;

Both R/o. H. No. 839/2, Graceland, Pinto Rosario Park, Alto, Porvorim-Goa;



AND ALL shall Hereinafter called as "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

AND

MRS. POOJA SUNIL SIRSAT, daughter of late Suhas V. Karpe, 38 years, married, business, Indian national, resident of "Mahalaxmi", Behind G. S. Amonkar Vidhya Mandir School, Dattawadi, Mapusa-Goa, having PAN Card no. _____, Adhaar Card no. _____; hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, legal



M. A. Hobo

H. V. Vas

B. S. Sirsat
A. S. Sirsat

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representatives, executors, administrators, assigns)
OF THE OTHER PART;

WHEREAS the SELLER NOS. 5 to 8 are represented by their lawful attorney MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, s/o. late Peter Vaz, 65 years, retired, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, resident of B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa, i.e. the SELLER NO. 1, who has been duly authorized by virtue of the GENERAL POWER OF ATTORNEY dated 29/6/2020 executed before Dr. S. C. Srivastava, Advocate & Notary, under Sr. No. 1004 dated 29/6/2020, authorizing the said MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ to enter into and execute the present Deed of Sale and to do all other acts, deeds and things as mentioned therein.



AND WHEREAS the SELLER NOS. 9 & 10 are represented by their lawful attorney MR. MERWYN JOHN D'SOUZA, S/o. late Macario Jose Assumcao D'Souza alias Mack Joseph D'souza, 66 years, Landlord, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, R/o. H. No. 839/2, Graceland, Pinto Rosario Park, Alto, Porvorim-Goa, i.e. the SELLER NO. 11, who has been duly authorized by virtue of the GENERAL



Marcus Vaz

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*Merwyn
A. Souza*

M. A. Lobo

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POWER OF ATTORNEY dated 27/7/2020 executed before Y. Zuzarte, Advocate & Notary, Mapusa-Goa, under Reg. No. 7235/2020 dated 27/7/2020 authorizing the said MR. MERWYN JOHN D'SOUZA to enter into and execute the present Deed of Sale and to do all other acts, deeds and things as mentioned therein.

AND WHEREAS in the village Anjuna, Bardez Taluka, Goa, there exist property known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of village Anjuna, in the limits of the village Panchayat of Anjuna-Caisua, Bardez Taluka, North Goa, State of Goa, Taluka Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office and Surveyed under old Survey No. 672 and presently Surveyed under Survey No.441/5 of Village Anjuna, Bardez Goa, admeasuring an area of 950 Sq. mts., and bounded as under:-



East:- by Road;

West:- by property surveyed under Survey no. 441/4 of village Anjuna, Bardez-Goa;

North:- by Road;

South:- by property surveyed under Survey no. 441/6-A of village Anjuna, Bardez-Goa;



Marcus V.S.

H. V. Vaz

*Birsat
A. D. S.*

M. A. Hobo

*Lights Singh
A. Souza*

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~~CONFIDENTIAL~~

and shall hereinafter referred to as the SAID PROPERTY and the same is morefully described in the Schedule mentioned hereinunder.

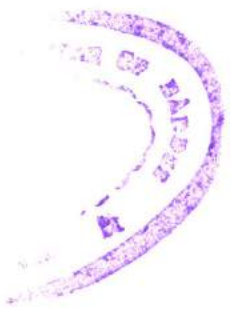
AND WHEREAS originally the SAID PROPERTY belonged to Marcos Vas and Gervacio Vas alias Gervasio Vaz, who were the sons of Jose Constancio Vas & Maria Felicia de Atorid Alias Maria Felicia Athaide.

AND WHEREAS the names of Marcos Vas and Gervacio Vas alias Gervasio Vaz are duly found recorded in the Books of Directorate of the Services of Land Survey of the Estado Da India i.e., Auto de Demarcao maintained by the Land Survey Department under Old Cadastral No. 672 conducted on 16/2/1943 in village Anjuna.



AND WHEREAS the names of Marcos Vas and Gervacio Vas alias Gervasio Vaz are also duly found recorded in the Campo Field Book of Anjuna Village under Old Survey No. 672, which substantiate ownership as well as possessory rights of Marcos Vas and Gervacio Vas alias Gervasio Vaz in equal share in and over the SAID PROPERTY.

AND WHEREAS the Marcos Vas was married to Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira, both of whom expired on 03/09/1953 and 15/02/1985 respectively.



Marcos Vas

M. A. Lobo

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A. B. B.

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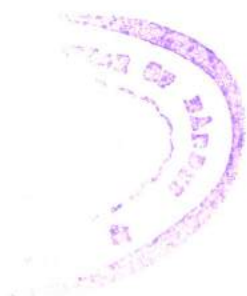
leaving behind their 3 children namely (1) Carmo Manuel Pedro Felix Vaz alias Peter Vaz married to Felicia Natividade Amaral Vaz alias Phyllis Petronila Vaz. (2) Calisto Vitorino Jose Antonio Vas alias Calisto Juse Vaz alias Calisto Joseph Vaz, expired on 5/6/2014 in the status of Bachelor & (3) Marilia Francis Faria alias Marilia Mira Vaz alias Marilia Faria married to Francis Faria alias Francisco Piedade Jesus Faria alias Francisco Piedade de Jesus Faria.

AND WHEREAS the said Carmo Manuel Pedro Felix Vaz alias Peter Vaz and his wife Felicia Natividade Amaral Vaz alias Phyllis Petronila Vaz expired on 25/03/1997 and 28/05/2012 respectively, leaving behind their 2 children namely (1) MRS. MARIA ABREU LOBO alias MARIA FILOMENA ALZIRA LIA VAZ ABREU LOBO married to MR. MANUEL JOAO INACIO ABREU LOBO alias MANUEL JOSE ABREU LOBO i.e. the SELLER NOS. 3 & 4 hereinabove (2) MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ married to MRS. MARIA MANUELA FONSECA E VAZ alias MARIA MANUELA VAZ i.e. the SELLER NOS. 1 & 2 hereinabove.



AND WHEREAS the said Calisto Vitorino Jose Antonio Vas alias Calisto Juse Vaz alias Calisto Joseph Vaz expired on 5/6/2014 in the status of Bachelor.

AND WHEREAS the said Marilia Mira Vaz alias Adriana Vaz alias Marilia Francis Faria and her



Marcus 063
M. A. Lobo

H. Vaz

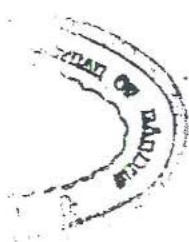
F. Faria
A. Lobo

by J. T. Souza
A. Souza

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husband Francis Faria alias Francisco Piedade Jesus Faria alias Francisco Piedade de Jesus Faria, expired on 02/07/2012 and 26/05/1985 respectively, leaving behind their 2 children namely (1) MRS. MARIA CARMINA CRISTINA FARIA alias CARMEN COLACO married to MR. ALVITO MARCELINO JOAQUIM S. COLACO alias ALVITO COLACO i.e. the SELLER NOS. 5 & 6 hereinabove (2) MRS. ROSALIA FARIA alias ROSE RAKESH SRIVASTAVA married to MR. RAKESH CHANDRA SRIVASTAVA i.e. the SELLER NOS. 7 & 8 hereinabove.



AND WHEREAS upon the death of Marcos Vaz and Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira, a Deed of Succession dated 13/11/2014 was drawn in the office of Notary-Ex-Officio Cum-Sub-Registrar at Mapusa-Goa, which Deed of Succession dated 13/11/2014 also contains a Deed of Succession dated 22/01/2013 drawn before the Notary Ex-Officio of Salcete at Margao-Goa, which was drawn upon the death of Marilia Mira Vaz alias Adriana Vaz alias Marilia Francis Faria and her husband Francis Faria alias Francisco Piedade Jesus Faria alias Francisco Piedade de Jesus Faria, who was the daughter of late Marcos Vaz and Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira. The said Deed of Succession dated 13/11/2014 is found recorded in



Manuscript

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*Notary
A. Lobo*

M. A. Lobo

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the Notary Book of Deed bearing No.847 at pages 84 to 86 dated 13/11/2014 and that the said Deed of Succession declares the SELLER NOS. 1 to 8 i.e. MRS. MARIA ABREU LOBO alias MARIA FILOMENA ALZIRA LIA VAZ ABREU LOBO and her husband MR. MANUEL JOAO INACIO ABREU LOBO alias MANUEL JOSE ABREU LOBO, MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ and his wife MRS. MARIA MANUELA FONSECA E VAZ alias MARIA MANUELA VAZ, MRS. MARIA CARMINA CRISTINA FARIA alias CARMEN COLACO and her husband MR. ALVITO MARCELINO JOAQUIM S. COLACO alias ALVITO COLACO & MRS. ROSALIA FARIA alias ROSE RAKESH SRIVASTAVA and her husband MR. RAKESH CHANDRA SRIVASTAVA, as the sole and universal heirs of late Marcos Vas and late Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroína Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira.

AND WHEREAS Gervacio Vas alias Gervasio Vaz was married to Leopoldina Fonseca Vas, both of whom expired on 28/06/1944 and 30/01/1941 respectively, leaving behind their 2 children namely:- (1) Joe Vaz expired on 12/6/1994 in the status of bachelor and (2) Maria Amelia Vaz married to Macario Jose Assumcao D'Souza alias Mack Joseph D'souza. The said Maria Amelia Vaz and her husband Macario Jose Assumcao D'Souza alias Mack Joseph D'souza expired on 14/9/1994 & 10/9/1992 respectively

Manuel Vaz

M. A. Lobo

H. Vaz

Rosalia
A. Lobo

Luiz Jose
D'Souza



leaving behind the their 2 children namely:- (1) MR. MICAEL ALBERTO ASSUNCAO DE SOUZA alias MICAEL A. A. DE SOUZA married to MRS. MARYANNE VIRGINIA D'SOUZA alias MARY ANNE VIRGINIA DE SOUZA alias MARYANNE SILVEIRA i.e. the SELLER NOS. 9 & 10 hereinabove and (2). MR. MERWYN JOHN D'SOUZA married to MRS. LUCILLE MICHAELA D'SOUZA i.e. the SELLER NOS. 11 & 12 hereinabove, as their sole and universal heirs.

AND WHEREAS upon the death of Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas, an Inventory Proceeding bearing no. 207/2020/C came to be initiated before the Court of the Civil Judge Senior Division 'C' Court at Mapusa-Goa and according to the statement on oath recorded therein, the names of all the heirs of Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas have been duly found mentioned therein.

AND WHEREAS in the said Inventory proceeding bearing No. 207/2020/C, the half (1/2) undivided share of the said Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas in the SAID PROPERTY was listed and described as Item no.1 in the initial list of assets and final list of assets and that according to the Final Chart of Allotment prepared in the said Inventory Proceedings, the half (1/2) undivided share of the said Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas in the SAID PROPERTY, was allotted infavour of MR.

M. A. Lobo

M. A. Lobo

A. Vas

Bisrat
A. Souza

Luiz Torgal
A. Souza

(13)
A



MICAEL ALBERTO ASSUNCAO DE SOUZA alias MICAEL A. A. DE SOUZA and his wife MRS. MARYANNE VIRGINIA D'SOUZA alias MARY ANNE VIRGINIA DE SOUZA alias MARYANNE SILVEIRA i.e. the SELLER NOS. 9 & 10 hereinabove and MR. MERWYN JOHN D'SOUZA and his wife MRS. LUCILLE MICHAELA D'SOUZA i.e. the SELLER NOS. 11 & 12 hereinabove according to their respective share as mentioned therein and the said Final Chart of Allotment was confirmed by the Court of the Civil Judge Senior Division at Mapusa-Goa, thereby confirming the allotment of the half (1/2) undivided share of the said Gervacio Vas alias Gervasio Vaz & his wife Leopoldina Fonseca Vas in the SAID PROPERTY in favour of the SELLERS NOS. 9 to 12 hereinabove.

AND WHEREAS the SELLER NOS. 1 to 8 being sole and universal heirs of late Marcos Vas and late Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroína Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira are therefore entitled to half (1/2) undivided share in the SAID PROPERTY and the SELLER NOS. 9 to 12 being sole and universal heirs of late Gervacio Vas alias Gervasio Vaz & his wife late Leopoldina Fonseca Vas are therefore entitled to remaining half (1/2) undivided share in the SAID PROPERTY and accordingly the SELLER NOS. 1 to 12 are therefore the absolute owners of the SAID PROPERTY.

Manu Vas

H. Vas

B. Vas
A. Vas

M. A. Lobo

L. Vas
M. Souza

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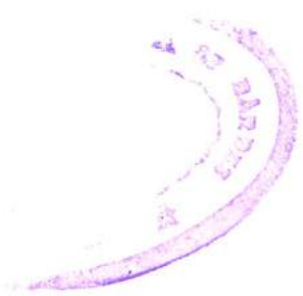
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AND WHEREAS, the SELLER NOS. 1 to 12 herein have acquired right, title and interest in the SAID PROPERTY through their ancestors namely late Marcos Vas and late Adriana Filomena Sequeira alias Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira & late Gervacio Vas alias Gervasio Vaz & his wife late Leopoldina Fonseca Vas and that the SELLER NOS. 1 to 12 are accordingly the absolute owners in physical, peaceful and lawful possession and enjoyment of the SAID PROPERTY.



AND WHEREAS the names of Adriana Filomena Sequeira, Carmo Manuel Pedro Felix Vaz & Calisto Juse Vaz, who were the Grandmother, Father & Uncle respectively of the SELLER NOS. 1, 3, 5 & 7 are duly found recorded in Form III i.e. Index of Lands of village Anjuna, Bardez-Goa pertaining to the SAID PROPERTY, which also further substantiates the ownership as well as possessory right, title and interest of the SELLER NOS. 1 to 12 in and over the SAID PROPERTY.

AND WHEREAS the names of Adriana Filomena Sequeira, Carmo Manuel Pedro Felix Vaz & Calisto Juse Vaz, who were the Grandmother, Father & Uncle respectively of the SELLER NOS. 1, 3, 5 & 7 are also duly found inscribed in Form IX of the village office of the village Anjuna, Bardez-Goa, which also substantiates the ownership as well as



M. A. Lobo
M. A. Lobo
[Signature]
[Signature]
[Signature]

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possessory right, title and interest of the SELLER NOS. 1 to 12 in and over the SAID PROPERTY.

AND WHEREAS the names of Adriana Filomena Sequeira, Carmo Manuel Pedro Felix Vaz & Calisto Juse Vaz, who were the Grandmother, Father & Uncle respectively of the SELLER NOS. 1, 3, 5 & 7 are duly found recorded in the Occupant's column of the Record of Rights/Form I & XIV of the SAID PROPERTY.

AND WHEREAS the SELLERS are therefore absolute, lawful owners in peaceful possession and enjoyment of the SAID PROPERTY.

AND WHEREAS the title of the SELLERS to the SAID PROPERTY are good, clear and marketable and free from all encumbrances.

AND WHEREAS the SELLERS have agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTY for the consideration of Rs. 37,35,000/- (Rupees Thirty Seven Lakhs & Thirty Five Thousand only) which is its fair market value, which proposal has been duly accepted by the PURCHASER.

AND WHEREAS the SELLERS do hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



Manu No. 3

Alex

M. A. hobo

Priscilla
A. D. B.

W. J. S.
A. Souza

17

NOW THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:-

1. In consideration of Rs. 37,35,000/- (Rupees Thirty Seven Lakhs & Thirty Five Thousand only), paid by the said PURCHASER to the SELLERS, in the following manner:-
 - a. Rs. 1,00,000/- (Rupees One Lakh only) by way of cheque bearing no. 003876 dated 11/2/2020, drawn on Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa, drawn infavour of the SELLER NO. 1;
 - b. Rs. 1,33,437.50/- (Rupees One Lakhs Thirty Three Thousand Four Hundred Thirty Seven and Fifty paisa only) by way of RTGS/NEFT done in the bank account of the SELLER NO. 1 with Bank of Baroda, Taleigao, Tiswadi-Goa;
 - c. Rs. 1,00,000/- (Rupees One Lakh only) by way of cheque bearing no. 003877 dated 11/2/2020, drawn on Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa, drawn infavour of the SELLER NO. 2;
 - d. Rs. 1,33,437.50/- (Rupees One Lakh Thirty Three Thousand Four Hundred Thirty Seven and Fifty paisa only) by way of RTGS/NEFT done in the bank account of the SELLER NO. 2 with S.B.I. Miramar Caranzalem-Goa;
 - e. Rs. 2,33,437.50/- (Rupees Two Lakhs Thirty



M. A. Babo

H. G. G. P.

M. A. Babo

B. S. S. S.

L. S. S. S.

H. S. S. S.

Three Thousand Four Hundred Thirty Seven and Fifty paise only) by way of Demand Draft drawn on Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa, drawn infavour of the SELLER NO. 3;

- f. Rs. 2,33,437.50/- (Rupees Two Lakhs Thirty Three Thousand Four Hundred Thirty Seven and Fifty paise only) by way of Demand Draft, drawn on Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa, drawn infavour of the SELLER NO. 4;
- g. Rs. 2,33,437.50/- (Rupees Two Lakhs Thirty Three Thousand Four Hundred Thirty Seven and Fifty paise only) by way of RTGS/NEFT done in the bank account of the SELLER NO. 5 with Karnataka Bank Ltd., Dadar, Mumbai;
- h. Rs. 2,33,437.50/- (Rupees Two Lakhs Thirty Three Thousand Four Hundred Thirty Seven and Fifty paise only) by way of RTGS/NEFT done in the bank account of the SELLER NO. 6 with Axis Bank Ltd., Margao-Goa;
- i. Rs. 2,33,437.50/- (Rupees Two Lakhs Thirty Three Thousand Four Hundred Thirty Seven and Fifty paise only) by way of RTGS/NEFT done in the bank account of the SELLER NO. 7 with Indian Overseas Bank, Bandra, Mumbai;
- j. Rs. 2,33,437.50/- (Rupees Two Lakhs Thirty Three Thousand Four Hundred Thirty Seven and Fifty paise only) by way of RTGS/NEFT

Mansur

M.A. Robo

H/Vak

Prisat
A. B. B.

Luigi
Souza

- done in the bank account of the SELLER NO. 8 with Indian Overseas Bank, Bandra, Mumbai;
- k. Rs. 6,22,500/- (Rupees Six Lakhs Twenty Two Thousand & Five Hundred only) by way of RTGS/NEFT done in the bank account of the SELLER NO. 9 with Canara Bank, Aldona-Goa;
- l. Rs. 6,22,500/- (Rupees Six Lakhs Twenty Two Thousand & Five Hundred only) by way of cheque bearing no. 008430, drawn on Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa, drawn infavour of the SELLER NO. 11;
- m. Rs. 6,22,500/- (Rupees Six Lakhs Twenty Two Thousand & Five Hundred only) by way of cheque bearing no. 008431, drawn on Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa, drawn infavour of the SELLER NO. 12;

All RTGS/NEFT done through the bank account of the PURCHASER from Union Bank of India, Uccassiam Branch, Uccassiam, Bardez-Goa; the receipt and payment of which THE SELLERS do hereby admit and acknowledge, THE SELLERS do hereby grant, convey, sell, transfer and assure, unto the PURCHASER, the SAID PROPERTY and all trees standing therein, structure, ways, paths, passages,

Mou. No. 123

M. A. Lobo

H. Lobo

B. Lobo

L. Lobo

H. Lobo

20

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easements, privileges and appurtenance whatsoever to the SAID PROPERTY or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLERS into or out of the SAID PROPERTY or/and every part thereof, TO HAVE AND TO HOLD the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASER.



2. THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by THE SELLERS or knowingly suffered to the contrary by them, THE SELLERS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the SAID PROPERTY, hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands whatsoever



M. A. Robo

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A. Doh

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Sourya



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from the SELLERS or from any other person/s whomsoever lawfully, equitably or otherwise claiming through the SELLERS.

3. THE SELLERS further covenant with the PURCHASER to save the PURCHASER harmless, indemnify and keep PURCHASER indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASER to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the SAID PROPERTY and every part/s thereof UNTO AND TO THE USE of the PURCHASER, as shall or may be reasonably required.



4. THE SELLERS do hereby assure the PURCHASER that the SELLERS have an absolute, valid and marketable title and have absolute right, full power and absolute authority to sell, release, transfer and convey the SAID PROPERTY.

5. THE SELLERS do hereby assure the PURCHASER that the SELLERS have not created any charge or encumbrances on the SAID PROPERTY hereby sold nor is there any lien, charge or claim on the SAID PROPERTY or on said Property or any part thereof in the course of Judicial or Quasi-Judicial



Manuel V. Uy

M. A. Lobo

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*Private
A. D. Uy*

*Handwritten signature
G. Saenz*

22

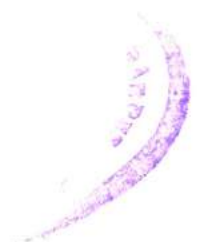
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proceedings.

6. THE SELLERS do hereby further assures the PURCHASER that the SELLERS have not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the SAID PROPERTY or any part thereof and THE SELLERS, their successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges, defeats and equities whatsoever or any third party claim from any person on the SAID PROPERTY hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLERS, the PURCHASER is deprived of the SAID PROPERTY hereby sold or any part thereof then, THE SELLERS undertake to compensate totally for all the losses and damages sustained by the PURCHASER.



7. THE SELLERS assures the PURCHASER that there are no arrears of any tax and/or dues payable on the SAID PROPERTY to any other Local or Government body. Similarly the SAID PROPERTY or any part thereof is not the subject matter of any dispute or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest



M. A. Lobo

M. A. Lobo

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land.

8. THE SELLERS do hereby consent and give NO OBJECTION to include the name of the PURCHASER in the Record of Rights/Form I & XIV with respect to the SAID PROPERTY by way of mutation as well as for re-survey, demarcation as may be required.

9. For the purpose of payment of stamp duty, the market value of the SAID PROPERTY is valued at Rs. 57,00,000/- (Rupees Fifty Seven Lakhs only) and the Stamp duty of Rs. 1,42,500/- (Rupees One Lakh & Forty Two Thousand & Five Hundred only) is paid herewith.

SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT THE SAID PROPERTY known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of village Anjuna, in the limits of the village Panchayat of Anjuna-Caisua, Bardez Taluka, North Goa, State of Goa, Taluka Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office and Surveyed under old Survey No. 672 and presently Surveyed under Survey No.441/5 of Village Anjuna Bardez Goa, admeasuring an area of 950 Sq. mts., and bounded as under:-

M. A. Lobo

M. A. Lobo

M. A. Lobo

R. Lobo

R. Lobo

East:- by Road;

West:- by property surveyed under Survey no. 441/4 of village Anjuna, Bardez-Goa;

North:- by Road;

South:- by property surveyed under Survey no. 441/6-A of village Anjuna, Bardez-Goa;

The SAID PROPERTY is shown in red colour on the plan annexed to this Deed of Sale and the same shall form the part and parcel of the present Deed of Sale.



IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed hereinbelow.

Print

M. A. Lobo

M. A. Lobo

M. A. Lobo

M. A. Lobo

M. A. Lobo

M. A. Lobo



25
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SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER NO. 1.



Marcus Vaz

Marcus Vaz

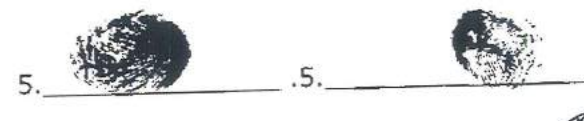
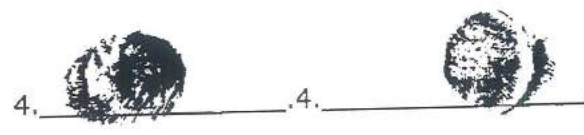
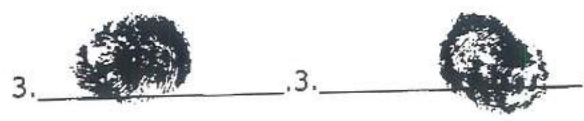
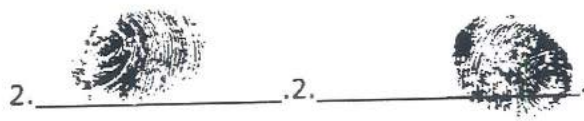


(MR. MARCUS FRANCISCO AGNELO CONCEICAO
GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO
CONCEPTION GREGORY VAZ)

For Self & as Lawful Attorney of the SELLER NOS. 5
to 8

L.H.F.I.:

R.H.F.I.:



Marcus Vaz
M. A. Roberto

Extrat.
R. S. G.
[Handwritten signature]



25

SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER NO. 2.

[Handwritten signature]
[Purple stamp]

H. Vaz



(MRS. MARIA MANUELA FONSECA E VAZ alias MARIA
MANUELA VAZ)
L.H.F.I.:

1. 1.

2. 2.

3. 3.

4. 4.

5. 5.



B. D. L.
M. A. Lobo

Manuela Vaz
H. Vaz

B. Vaz
Luiz Vaz
H. Vaz



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SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER NO. 3.

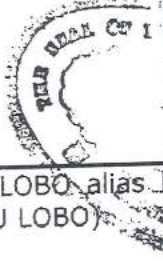
(Handwritten signature)



M. A. Lobo



Lobo



(MRS. MARIA ABREU LOBO alias MARIA FILMENA
ALZIRA LIA VAZ ABREU LOBO)
L.H.F.I.:

- 1. .1.
- 2. .2.
- 3. .3.
- 4. .4.
- 5. .5.

M. A. Lobo

Marcos dos...
HFOAR

Ernest...
Luiz...
R. Souza



28

SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER NO. 4.

[Handwritten signature]
S - SELLER
DATE

Q Lbo



(MR. MANUEL JOAO INACIO ABREU LOBO & his
MANUEL JOSE ABREU LOBO)
L.H.F.I.:

1. .1.

2. .2.

3. .3.

4. .4.

5. .5.



Q Lbo

Manuel J. L.

M. J. Lobo

afual

Bureau

W. J. Taylor
D. Souza

Handwritten signature

SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER NO. 11.

Handwritten signature



(MR. MERWYN JOHN D'SOUZA)

For Self & as Lawful Attorney of the SELLER NOS. 9
& 10.



L.H.F.I.:

R.H.F.I.:

1. _____ .1. _____

2. _____ .2. _____

3. _____ .3. _____

4. _____ .4. _____

5. _____ .5. _____

M. A. Lobo

M. A. Lobo

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220

SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER NO. 12.

M. Souza



(MRS. LUCILLE MICHAELA D'SOUZA)

L.H.F.I.:

R.H.F.I.:



1. _____ .1. _____



2. _____ .2. _____



3. _____ .3. _____



4. _____ .4. _____



5. _____ .5. _____

M. A. Robson

M. A. Robson

M. A. Robson

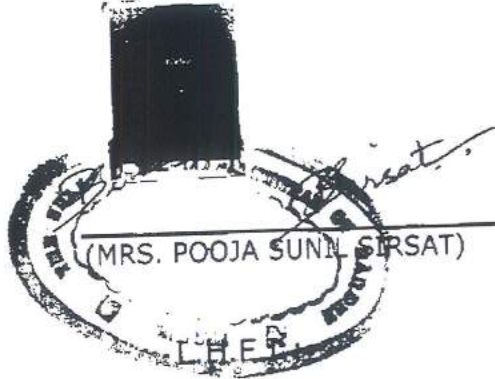
Bisrat
A. S. S.

M. Souza
M. Souza

ES

SIGNED, SEALED AND DELIVERED by the
withinnamed PURCHASER.

[Handwritten signature]



R.H.F.I.:

1. .1.

2. .2.

3. .3.

4. .4.

5. .5.

Mawik.
M.A. hobo

thor

Sirsat.
A. S. b.
[Handwritten signature]
[Handwritten signature]

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(Handwritten signature)

IN THE PRESENCE OF THE WITNESSES: -

(Handwritten signature)

1. Ran S Nark

(Handwritten signature)

2. Sangji P Lingudkan

(Handwritten signature)

Masari W.S.

M.A. Lobo

W. Uok

U.A. B.L.

(Handwritten signature)

A. Saunye

(Faint purple stamp)

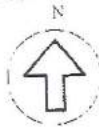


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203

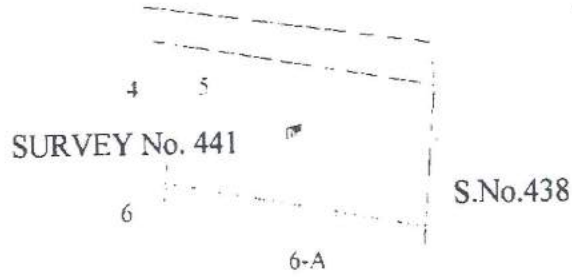
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Inward No:13646



Plan Showing plots situated at
Village : ANJUNA
Taluka : BARDEZ
Survey No./Subdivision No. : 441/ 5
Scale : 1 :1000

Dulha
Inspector of Survey &
Land Records.



Masani V-3.

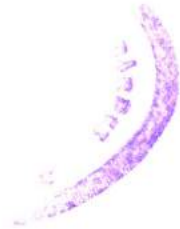
M.A. Lobo

H. V. V. S.
A. S. S.

S. V. S.
W. J. S.
R. S. S.

D. S. S.
Generated By: Disha D Bantekar
On: 31-11-2012

D. S. S.
31/10/12
Compared By: *D. S. S.*





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Oct-2020 01:10:56 pm

Document Serial Number :- 2020-BRZ-2702

Presented at 12:10:57 pm on 28-Oct-2020 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	199500
2	Registration Fee	142500
3	Mutation Fees	1000
4	Processing Fee	870
Total		343870

Stamp Duty Required :199500

Stamp Duty Paid : 199500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	POOJA SUNIL SIRSAT ,S/o - D/o Late Suhas Karpe Age: 38, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - Mahalaxmi, Behind G.S.Amonkar Vidhya Mandir School, Dattawadi, Mapusa, Bardez, Goa., Address2 - , PAN No.: !			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ ,S/o - D/o Late Peter Vaz Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa., Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MARIA MANUELA FONSECA E VAZ Alias MARIA MANUELA VAZ ,S/o - D/o Manuel Fonseca Alias Matias Manuel Fonseca Age: 62, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa., Address2 - , PAN No.:			
3	MERWYN JOHN DSOUZA ,S/o - D/o Late Macario Jose Assumcao Dsouza Alias Mack Joseph Dsouza Age: 66, Marital Status: Married ,Gender:Male,Occupation: Land Lord, Address1 - H.No. 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Goa., Address2 - , PAN No.:			
	LUCILLE MICHAELA DSOUZA ,S/o - D/o Late Age: 60, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Goa., Address2 - , PAN No.:			
5	MERWYN DSOUZA ,S/o - D/o Late Macario Jose Assumcao DSouza Age: 66, Marital Status: ,Gender:Male,Occupation: Land Lord, Address1 - H.No. 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Bardez, Goa., Address2 - , PAN No.:			
6	MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ ,S/o - D/o Late Peter Vaz Age: 65, Marital Status: ,Gender:Male,Occupation: Land Lord, Address1 - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji, Goa., Address2 - , PAN No.:			
7	POOJA SUNIL SIRSAT ,S/o - D/o Late Suhas Karpe Age: 38, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - Mahalaxmi, Behind G.S.Amonkar Vidhya Mandir School, Dattawadi, Mapusa, Bardez, Goa., Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
8	MARIA ABREU LOBO Alias MARIA FILOMENA ALZIRA LIA VAZ ABREU LOBO ,S/o - D/o Late Peter Vaz Alias Carmo Manuel Pedro Felix Vaz Age: 68, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H.No. 3D-1, Socol waddo, Bastora, Bardez, Goa., Address2 - , PAN No.:			
	MANUEL JOAO INACIO ABREU LOBO Alias MANUEL JOSE ABREU LOBO ,S/o - D/o Joao Inacio Abreu Lobo Age: 81, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No. 3D-1, Socol waddo, Bastora, Bardez, Goa., Address2 - , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanjiv P Lingudkar, 44 , ,7020793588 , ,Service , Marital status : Married 403507, 527/5/B Aradi Guirim , 527/5/B Aradi Guirim Guirim, Bardez, NorthGoa, Goa			
2	Ravi S Naik, 35 , ,9325195219 , ,Business , Marital status : Married 403507, 309, 309, Mapusa Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-2702

927

Book :- 1 Document
Registration Number :- **BRZ-1-2641-2020**
Date : 28-Oct-2020

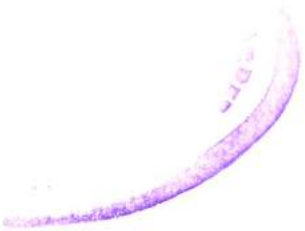


Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

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**SUB-REGISTRAR
BARDEZ**

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2020-BRZ-2702

Document Registration Summary 1

Date :-28-Oct-2020

Office/2020-BRZ-2702

- Market Value: ₹4275000/-
- Consideration Amount: ₹5700000/-
- Paid Stamp Duty: ₹199500/-

Receipt : 146131

Receipt Date : 28-10-2020

On Date 28-10-2020 Presented at Office of the Civil Registrar-cum-Sub Registrar, Bardez
Signature of Presenter

Presenter Name: POOJA SUNIL SIRSAT

Mutation Fees ₹1000

Registration Fee ₹142500

Stamp Duty ₹199500

Processing Fee ₹870

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

Total ₹343870

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	199500	199500	0	FRANKING		Franking Number : 7766 7850248	199500
Registration Fee	142500	142500	0	E-Challan		Challan Number : 202000754054	142500
Mutation Fees	1000	1000	0	E-Challan		Challan Number : 202000754055	1000
Processing Fee	870	870	0	E-Challan		Challan Number : 202000754054	650

https://mvrtsna.nv.in/Registration/document_final

12

10/28/2020

2020-BRZ-2702

				E-Challan	Challan Number : 202000879154 CIN Number :	220
Sub Total	343870	343870	0			

Article : Conveyance - 22

Print

39

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[Horizontal line]

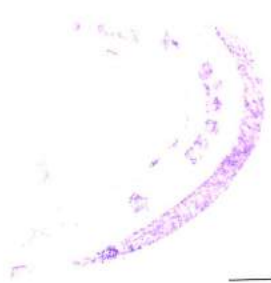
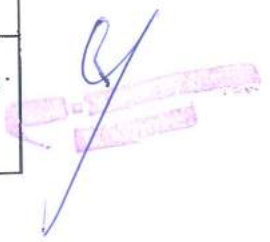
Office of the Civil Registrar-cum-Sub Registrar, Bardez
Government of Goa

Thumb Book

Print date and time :- 28-Oct-2020 01:10:56 pm

Document Serial Number/ Registration Number Registration Date	Name of the Person	Photo	Thumb Expression	Signature of Party
2020-BRZ-2702 / 28/10/2020	MANUEL JOAO INACIO ABREU LOBO Alias MANUEL JOSE ABREU LOBO			<i>M. J. Lobo</i>
2020-BRZ-2702 / 28/10/2020	MARIA ABREU LOBO Alias MARIA FILOMENA ALZIRA LIA VAZ ABREU LOBO			<i>M. A. Lobo</i>
2020-BRZ-2702 / 28/10/2020	MARIA MANUELA FONSECA E VAZ Alias MARIA MANUELA VAZ			<i>M. M. Vaz</i>
2020-BRZ-2702 / 28/10/2020	POOJA SUNIL SIRSAT			<i>P. Sirsat</i>
2020-BRZ-2702 / 28/10/2020	LUCILLE MICHAELA DSOUZA			<i>L. Dsouza</i>
2020-BRZ-2702 / 28/10/2020	MERWYN DSOUZA			<i>M. Dsouza</i>
2020-BRZ-2702 / 28/10/2020	MERWYN JOHN DSOUZA			<i>M. J. Dsouza</i>
2020-BRZ-2702 / 28/10/2020	MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ			<i>Marcus Vaz</i>

Document Serial Number/ Registration Number Registration Date	Name of the Person	Photo	Thumb Expression	Signature of Party
2020-BRZ- 2702 / 28/10/2020	MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ			 MARCUS Vaz



27/02/2022

(Handwritten mark)

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD.	
Lic # D-5/STP(V)/C.R./35/1/2013-RD	
Br. Mapusa	
Date: 27/02/2022	
Pay to: Acct Stamp Duty Goe	
Franking Value	Rs. 99,500
Service chgs (Rs. 10 per doc)	Rs. 10
TOTAL	Rs. 99,510
Name of the stamp duty paying party: P.S. Pooja Sanil Sood	
DD / Cheque No. _____	
Drawn on Bank _____	
(for Banks Use Only)	
Tran ID	27 807 2022
Franking Sr. No.	12612850248
Cashier: <i>(Signature)</i>	Officer: <i>(Signature)</i>

(Handwritten signature)





2702/2020

WB
[Signature]

Pre Registration Docket

Date :- 28-10-2020 12:01 pm

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

Token No:- 20200000015597

Appoinment :- 28-Oct-2020 Time:- 13:0

Article	Conveyance - 22
Document Execution Date	27-Oct-2020
No. Of Pages	87
Total Fees	₹ 3,43,870.

Property Id: **71136**

Village/Taluka/District	Anjuna, Bardez, NorthGoa
Property Boundaries	Property Boundaries East: By Road, West: By property surveyed under Survey no. 441/4 of village Anjuna Bardez Goa , South: By property surveyed under Survey no. 441/6-A of village Anjuna Bardez Goa, North: By Road.
Property Remark	
Property Description	ALL THAT THE SAID PROPERTY known as CANTEAMUNOUGA or KATYA MUNAG situated in the ward Pequeno Chinvar of village Anjuna in the limits of the village Panchayat of Anjuna-Caisua Bardez Taluka North Goa State of Goa Taluka Bardez District of North Goa State of Goa and Surveyed under old Cadastral Survey No. 672
Area	Property area : 950.00 Square Meters, Property Type : Land
Other Description of the Property	Sub Division No - 5
Other Description of the Property	Survey Number - 441
Market Value	4275000
Final Consideration	-

Vendor	-Mrs. MARIA MANUELA FONSECA E VAZ Alias MARIA MANUELA VAZ, Address - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa.- ,Father Name- Manuel Fonseca Alias Matias Manuel Fonseca , PAN No.- , Permission Case No.- , Aadhaar No.
	-Mr. MERWYN JOHN DSOUZA, Address - H.No. 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Goa.- ,Father Name- Late Macario Jose Assumcao Dsouza Alias Mack Joseph Dsouza , PAN No.- , Permission Case No.- , Aadhaar No.
	-Mrs. LUCILLE MICHAELA DSOUZA, Address - 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Goa.- ,Father Name- Late , PAN No.- , Permission Case No.- , Aadhaar No.



	-Mrs. MARYANNE VIRGINIA DSOUZA Alias MARY ANNE VIRGINIA DE SOUZA Alias MARYANNE SILVEIRA, Address - H.No. 1043-4, Mudda vaddo, Carona, Aldona.- ,Father Name- Marshall Silveira , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mrs. MARIA CARMINA CRISTINA FARIA Alias CARMEN COLACO, Address - 504, Miramar Housing Society, Dadar W, Mumbai - 400028- ,Father Name- Late Francis Faria Alias Francisco Piedate Jesus Faria , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. ALVITO MARCELINO JOAQUIM S COLACO Alias ALVITO COLACO, Address - 504, Miramar Housing Society, Dadar, West Mumbai - 400028- ,Father Name- Marcelino Colaco , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mrs. ROSALIA FARIA Alias ROSE RAKESH SRIVASTAVA, Address - 55, Pali Village, Bandra, West Mumbai - 400050- ,Father Name- Late Francis Faria Alias Francisco Piedate Jesus Faria , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. RAKESH CHANDRA SRIVASTAVA, Address - 55, Pali Village, Bandra, West Mumbai - 400050- ,Father Name- Girijesh Chandra Srivastava , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MICAEL ALBERTO ASSUNCAO DE SOUZA Alias MICAEL A A DE SOUZA, Address - H.No. 1043-4, Mudda vaddo, Carona, Aldona.- ,Father Name- Late Macario Jose Assumcao Dsouza Alias Mack Joseph Dsouza , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mrs. MARIA ABREU LOBO Alias MARIA FILOMENA ALZIRA LIA VAZ ABREU LOBO, Address - H.No. 3D-1, Socol waddo, Bastora, Bardez, Goa.- ,Father Name- Late Peter Vaz Alias Carmo Manuel Pedro Felix Vaz , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MANUEL JOAO INACIO ABREU LOBO Alias MANUEL JOSE ABREU LOBO, Address - H.No. 3D-1, Socol waddo, Bastora, Bardez, Goa.- ,Father Name- Joao Inacio Abreu Lobo , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, Address - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa.- ,Father Name- Late Peter Vaz , PAN No.- ,Permission Case No.- , Aadhaar No.
POA Holder	-Mr. MERWYN DSOUZA, Address - H.No. 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Bardez, Goa.- ,Father Name- Late Macario Jose Assuncao DSouza , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MERWYN DSOUZA, Address - H.No. 839-2, Graceland, Pinto Rosario Park, Alto, Porvorim, Bardez, Goa.- ,Father Name- Late Macario Jose Assuncao DSouza , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, Address - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji, Goa.- ,Father Name- Late Peter Vaz , PAN No.- ,Permission Case No.- , Aadhaar No.

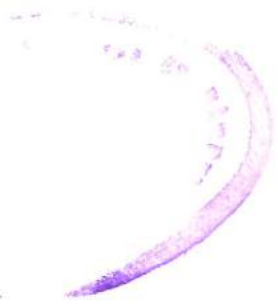
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	-Mr. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, Address - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji, Goa.- ,Father Name- Late Peter Vaz , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, Address - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji, Goa.- ,Father Name- Late Peter Vaz , PAN No.- ,Permission Case No.- , Aadhaar No.
	-Mr. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ Alias MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, Address - B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji, Goa.- ,Father Name- Late Peter Vaz , PAN No.- ,Permission Case No.- , Aadhaar No.
Purchaser	-Mrs. POOJA SUNIL SIRSAT, Address - Mahalaxmi, Behind G.S.Amonkar Vidhya Mandir School, Dattawadi, Mapusa, Bardez, Goa.- ,Father Name- Late Suhas Karpe , PAN No.- ,Permission Case No.- , Aadhaar No.

Witness Information	Mr. Sanjiv P Lingudkar , Pin Code - 403507,Address - 527/5/B Aradi Guirim ,Street Name - 527/5/B Aradi Guirim , Guirim, Bardez, NorthGoa Marital status : Married Mr. Ravi S Naik , Pin Code - 403507,Flat Number/House Number - 309,House/Villa Number - 309,Location - Mapusa, Mapusa, Bardez, NorthGoa Marital status : Married
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Fee Rule:Conveyance Related to Immovable Property		
1	Mutation Fees	1,000
2	Registration Fee	1,42,500
3	Stamp Duty	1,99,500
Total		3,43,000
Fee Rule:Processing fee		
4	Processing Fee	870
Total		870

Sirsat
(Party Signature)



29/02/2020



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548 2131



Echallan No: 202000754054

e-Receipt

Department: 10 - NOTARY SERVICES Echallan Date: 23/09/2020 22:05:28

Name and Address of Party : POOJA | 9822489873
Mapusa

Service: Fees under Indian Registration Act New

	Amount
Fees under Indian Registration Act New	₹ 143150.00

Total Amount: ₹ 143,150.00

(Rs. One Lakh Forty Three Thousand One Hundred Fifty Only)

Department Data: 20200000015797 NOTARY|20200000015797 NOTARY

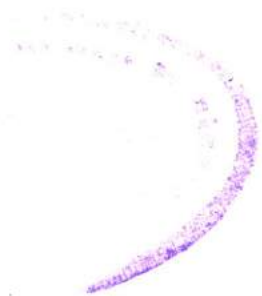
Bank ref No: CPAAHXOVC9
Status: Success
Payment Date: 24/09/2020 09:37:49
Payment Gateway: SBI_MOPS

Private

Print Date: 24/09/2020 09:38:03

29/02/2020

2201



Handwritten signatures and scribbles

27/02/2020

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**Government of Goa
Directorate of Accounts**

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



Echallan No. 202000754055

e-Receipt

Department: 15 - COLLECTORATE, NORTH GOA Echallan Date: 23/09/2020 22:06:33

Name and Address of Party: POOJA | 9822489873
Mapusa

Service: Mutation Fee for Collector North Goa District New

	Amount
Mutation Fee for Collector North Goa District New	₹ 1000.00

Total Amount: ₹ 1,000.00
(Rs. One Thousand Only)

Department Data: 20200000015597 RURAL|20200000015597 RURALNORTH

Bank ref No: CPAAHXNN10
Status: Success
Payment Date: 24/09/2020 07:49:30
Payment Gateway: SBI_MOPS

27/02/2020

Printed
Print Date: 28/10/2020 10:12:31



2702/2020

48



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202000879154

e-Receipt

Department: 10 - NOTARY SERVICES Echallan Date: 28/10/2020 12:54:21

Name and Address of Party: Pooja | 9822489873
Mapusa

Service:	Fees under Indian Registration Act New	Amount
	Fees under Indian Registration Act New	₹ 220.00
	Total Amount:	₹ 220.00
	(Rs. Two Hundred Twenty Only)	

Department Data: 20200000015597 NOTAR|20200000015597 NOTARY

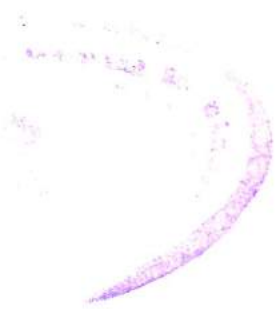
Bank ref No: CPAA|OVR|3
Status: Success
Payment Date: 28/10/2020 12:56:30
Payment Gateway: SBI_MOPS

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[Handwritten signature]

Print Date: 28/10/2020 12:56:25

2702/2020



27/02/2020

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गोवा GOA

Matr No 5464 (Matr No of the person)
 Value of the paper 500/-
 Name of the person Micael Dsouza
 Residence Aldona
 Signature of the person [Signature]

24/04/20
619421

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT,

WE,



[Handwritten signature]

[Faint purple circular stamp]

1. ✓ MR. MICAEL A. A. DE SOUZA, S/o. late Macario Jose Assuncao D'Souza, 70 years, Landlord, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, mobile no. 9011446277 and his wife;

2. ✓ MRS. MARYANNE SILVEIRA, D/o. Marshall Silveira, 65 years, housewife, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, mobile no. 9881778536; Both R/o. H. No. 1043/4, Mudda vado, Carona, Aldona, do hereby appoint, nominate and constitute our brother/brother-in-law namely MERWYN D'SOUZA, Son of late Macario Jose Assuncao D'Souza, 66 years, Landlord, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, mobile no. 9923797485; R/o. H. No. 839/2, Graceland, Pinto Rosario Park, Alto, Porvorim-Goa, on our behalf as our lawful attorney to do the following acts, deeds, things as if it is done by us personally (viz):

WHEREAS there exists a property known as "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of village Anjuna, Taluka Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office and Surveyed under old Cadastral Survey No. 672 and presently Survey No. 441/5 of Village Anjuna Bardez Goa and the same shall hereinafter be referred to as "The Said Property".

AND WHEREAS we have common undivided share, having inherited the same from our ancestors i.e. grandparents/grandparents-in-law namely LATE GERVASIO VAS alias GERVACIO VAS & His Wife LATE LEOPOLDINA FONSECA VAS.

AND WHEREAS we are not in a position to administer and look after the said property and hence we do hereby appoint, nominate and constitute our brother/brother-in-law namely MERWYN D'SOUZA, Son of late Macario Jose Assuncao D'Souza, 66 years, Landlord, married, Indian National, having PAN Card

M. A. Souza
Souza

no. _____, Adhaar Card no. _____, mobile no. _____, 9923797485; R/o. H. No. 839/2, Graceland, Pinto Rosario Park, Alto, Porvorim-Goa, on our behalf as our lawful attorney to do the following acts, deeds, things as if it is done by us personally (viz):

1. To appear and represent us before the Sub-Registrar, Mamlatdar, Dy. Collector and S.D.O., Collector, Dy. Town Planner, Town and Country Planning Department, North Goa Planning and Development Authority, Electricity Department, village Panchayat, City survey, Health Department, Primary Health Centre, Land Survey Department, Government of Goa, Chief Secretary, Governor, Ministers of Goa and all other authorities for all purposes as may be required, with respect to the said property.
2. To file application for mutation, re-survey, partition, correction of survey records, demarcation, Conversion, construction/reconstruction, change of zone and/or any kind of application/s of whatsoever nature and/or for whatsoever purpose etc., before the appropriate forum or any authority/s and to do all acts, deeds, and things for the finalizations of the said proceedings.
3. To appoint an Advocate or Pleaders, Architects, Surveyors, Engineers, Chartered Accounts or any other competent person/s as and when necessary and to pay their fees.
4. To represent us before all the government and the local bodies or and authorities constituted for any purpose whatsoever.
5. To file and defend/oppose any suit, appeal, revision, review, writs of any other legal proceedings on our behalf, and to withdraw compromise/settle proceedings at any time and on any terms and conditions as our attorney deems fit and proper.
6. To file and/or contest any suit or legal proceedings in any court of law, whether civil, criminal or revenue to protect our rights

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and interests in the said property and to do all acts, deeds and things required to be done till the decree and also to get any decree/award executed and satisfied.

7. To sign, execute, verify and deliver any plaint, written statement, memo of appeal, revision, Petition, application for review, Writ Petition or any other necessary applications/documents or pleadings on our behalf, and to appear before any Judge, Magistrate, Revenue Officer, Government of Goa, Governor, Ministers of Goa or any other officer empowered by law to hear the proceedings or inquiry.
8. To swear and to file affidavits, to depose/give statements on oath, to examine and cross-examine witnesses before all courts of law, government officers or local bodies.
9. To initiate and finalize "habitacao"/Succession Deed (succession of heirs) proceedings and to do all further acts, deeds and things in connection therewith.
10. To institute inventory proceedings, to swear statement on oath/Affidavit, to participate therein, to agree for the allocation/partition, to file initial list of asset, to give chart of allocation/partition (mapa de partilha), scheme of partition, to waive valuation of assets, to waive notice of auction, to sign minutes of auction, to accept all/any notices and to do all necessary acts, deeds and things for smooth conducting of the said proceedings and to attend/represent us and take part in the said Auction proceedings, to sign the Minutes of Auction, participate in Auction, to bid in the auction, to receive the auction price and to attend/represent us and take part in the said Auction proceedings, to sign the Minutes of Auction, participate in Auction, to bid in the auction, to receive the auction price and to do all acts, deeds and things in furtherance of the said Auction proceeding on our behalf.

M. A. B. S.
 A. C. Z. S.

11. To inspect any judicial or non-judicial records, to accept notices or services of writ of summons or any other legal process that may be served upon us and to represent us in all courts of law as well as before all authorities constituted for any purpose whatsoever.
12. To enter into an agreement for sale, Memorandum of Understanding with any person/s etc. for sale of the said property and to accept consideration towards the same and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.
13. ✓ To execute a Sale Deed, Mortgage Deed, Gift Deed, Partition Deed, Lease Deed or any kind of deed/s with respect to the said property, in favour of any person/s on our behalf and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.
14. To present the said deed/s for registration before the sub-registrar with respect to the said property and to do all acts, deeds for more fully transferring/conveying the said property in favour of the said person/s etc., and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.
15. To execute any Deed/s of Rectification/Ratification as may be required for the effective transfer the said property and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.
16. To delegate/sub-delegate the powers herein above mentioned/contained and to appoint one or more attorneys, to do the acts and things mentioned above, in case our attorney is

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unable to do the same or incase our lawful attorney deems fit and proper to do so.

17. Generally to do all acts and things required to be done to effectively perform and discharge the acts, deeds and thing mentioned above as well as all acts, deeds and things incidental thereto.

18. We do hereby ratify and confirm and agree to ratify and confirm all acts, deeds and things lawfully do by our said lawful attorney in pursuance of this GENERAL POWER OF ATTORNEY.

IN WITNESS WHEREOF, we have made and signed this instrument of General Power of Attorney at Mapusa, on this 27th ay of July, 2020 out of our own free will and after fully understanding the contents thereof.

EXECUTANTS



M. Souza

M. Souza

1. MR. MICAEL A. A. DE SOUZA

Identified By: Self Aadhar Card No.

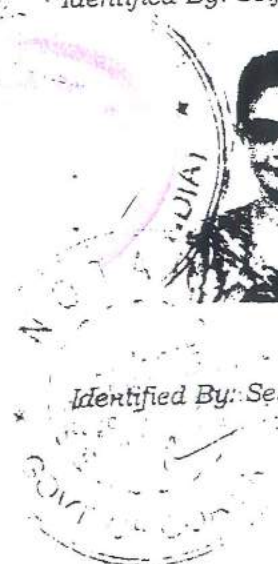


M. Souza

M. Souza

1. MRS. MARYANNE SILVERIA.

Identified By: Self Aadhar Card No.



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I ACCEPT



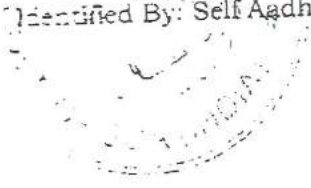
M. D'Souza

Merwyn D'Souza

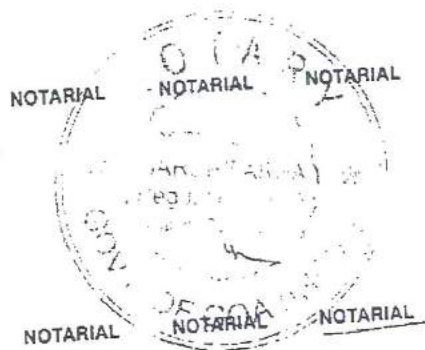
MERWYN D'SOUZA

9

Identified By: Self Aadhar Card No.



27-08-2020



Y. Zuzarte

Y. ZUZARTE
Advocate & Notary Public

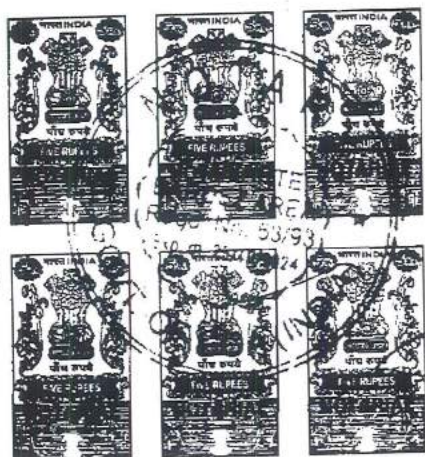
Reg No. 7235/2020



Certified that this is a True Cop.
of the Original
Mapas on 14/08/2020

Y. Zuzarte
Y. ZUZARTE
B Sc LL B
NOTARY
Bardez Division

Reg No. 8020/2020



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27/06/2020

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2020

AY. 082483

महान मुद्राक कार्यालय, मुंबई
प.मु.नि.क्र. 6000098
16 JUN 2020
सकल अधिकारी

श्री. राजशिव म. परब



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We
✓
1. MRS. MARIA CARMINA CRISTINA FARIA alias
CARMEN COLACO D/o late MR. FRANCIS FARIA alias
FRANCISCO PIEDATE JESUS FARIA, Age 72 years,
retired, married, Indian national, having PAN Card No.
, Adhaar Card No. _____, Mobile
No. 9324792080 and her husband;

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2. **MR. ALVITO MARCELINO JOAQUIM S. COLACO** alias **ALVITO COLACO S/o MR. MARCELINO COLACO**, Age 80 years, business, married, Indian national, having PAN Card No. _____, Adhaar Card No. _____

_____, Mobile No.9323601760. Both R/o. 504, Miramar Housing Society, Dadar(W), Mumbai-400028.

3. **MRS. ROSALIA FARIA** alias **ROSE RAKESH SRIVASTAVA**, Age-64 year, housewife, married, Indian national, having PAN Card No. _____, Adhaar Card No. _____, Mobile No.9870104345.

4. **MR. RAKESH CHANDRA SRIVASTAVA, S/o. MR. GIRIJESH CHANDRA SRIVASTAVA**, 65 years, service, married, Indian national, having PAN Card No. _____, Adhaar Card No. _____, Mobile No. 9821097257.

Both R/o. 55 Pali Village, Bandra(W), Mumbai-400050, Maharashtra; do hereby appoint, nominate and constitute

our brother/brother-in-law namely **MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ** alias **MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, s/o. late Peter Vaz**, 65 years, retired, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, mobile

no. 9503337970; R/o. B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa, on our behalf as our lawful attorney to do the following acts, deeds, things as if it is done by us personally (viz):

Colaco

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WHEREAS there exists a property Property known as: "CANTEAMUNOUGA" or "KATYA MUNAG" situated in the ward Pequeno Chinvar of village Anjuna, Taluka Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office and Surveyed under old Cadastral Survey No. 672 and presently Survey No.441/5 of Village Anjuna Bardez Goa and the same shall hereinafter be referred to as "The Said Property".



AND WHEREAS we have common undivided share, having inherited the same from our ancestors i.e. grandparents/grandparents-in-law namely late Marcos Vas & his wife late Adriana Vaz alias Maria Adriana Heroina Filomena Felippina Sequeira alias Maria Adriana Filomena Sequeira.

AND WHEREAS we are not in a position to administer and look after the said property and hence we do hereby appoint, nominate and constitute our brother/brother-in-law namely **MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ** alias **MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, s/o. late Peter Vaz**, 65 years, retired, married, Indian National, having PAN Card no. _____, Adhaar Card no. _____, mobile no. 9503337970; R/o. B-3, Gharse Towers, M.G. Road, Opposite Don Bosco School, Panaji-Goa,, on our behalf as our lawful attorney to do the following acts, deeds, things as if it is done by us personally (viz):

Colaco Amalata J Rst

1. To appear and represent us before the Sub-Registrar, Mamlatdar, Dy. Collector and S.D.O., Collector, Dy. Town Planner, Town and Country Planning Department, North Goa Planning and Development Authority, Electricity Department, village Panchayat, City survey, Health Department, Primary Health Centre, Land Survey Department, Government of Goa, Chief Secretary, Governor, Ministers of Goa and all other authorities for all purposes as may be required, with respect to the said property.



To file application for mutation, re-survey, partition, correction of survey records, demarcation, Conversion, construction/reconstruction, change of zone and/or any kind of application/s of whatsoever nature and/or for whatsoever purpose etc., before the appropriate forum or any authority/s and to do all acts, deeds, and things for the finalizations of the said proceedings.

3. To appoint an Advocate or Pleaders, Architects, Surveyors, Engineers, Chartered Accounts or any other competent person/s as and when necessary and to pay their fees.
4. To represent us before all the government and the local bodies or and authorities constituted for any purpose whatsoever.
5. To file and defend/oppose any suit, appeal, revision, review, writ or any other legal proceedings on our behalf, and to withdraw compromise/settle proceedings at any time and on any terms and conditions as our attorney deems fit and proper.
6. To file and/or contest any suit or legal proceedings in any court of law, whether civil, criminal or revenue to protect our rights and interests in the said property and to do all acts, deeds and things required to be done till the decree and also to get any decree/award executed and satisfied.

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from lobac

[Signature]

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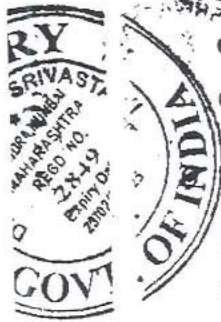


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GOVERNMENT OF GOA
REVENUE DEPARTMENT

7. To sign, execute, verify and deliver any plaint, written statement, memo of appeal, revision, Petition, application for review, Writ Petition or any other necessary applications/documents or pleadings on our behalf, and to appear before any Judge, Magistrate, Revenue Officer, Government of Goa, Governor, Ministers of Goa or any other officer empowered by law to hear the proceedings or inquiry.

8. To swear and to file affidavits, to depose/give statements on oath, to examine and cross-examine witnesses before all courts of law, government officers or local bodies.



To initiate and finalize "habititacao"/Succession Deed (succession of heirs) proceedings and to do all further acts, deeds and things in connection therewith.

10. To institute inventory proceedings, to swear statement on oath/Affidavit, to participate therein, to agree for the allocation/partition, to file initial list of asset, to give chart of allocation/partition (mapa de partilha), scheme of partition, to waive valuation of assets, to waive notice of auction, to sign minutes of auction, to accept all/any notices and to do all necessary acts, deeds and things for smooth conducting of the said proceedings and to attend/represent us and take part in the said Auction proceedings, to sign the Minutes of Auction, participate in Auction, to bid in the auction, to receive the auction price and to attend/represent us and take part in the said Auction proceedings, to sign the Minutes of Auction, participate in Auction, to bid in the auction, to receive the auction price and to do all acts, deeds and things in furtherance of the said Auction proceeding on our behalf.

Colace Amalakar [Signature] RAT

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11. To inspect any judicial or non-judicial records, to accept notices or services of writ of summons or any other legal process that may be served upon us and to represent us in all courts of law as well as before all authorities constituted for any purpose whatsoever.



12. To enter into an agreement for sale, Memorandum of Understanding with any person/s etc. for sale of the said property and to accept consideration towards the same and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.



13. To execute a Sale Deed, Mortgage Deed, Gift Deed, Partition Deed, Lease Deed or any kind of deed/s with respect to the said property, in favour of any person/s on our behalf and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.

14. To present the said deed/s for registration before the sub-registrar with respect to the said property and to do all acts, deeds for more fully transferring/conveying the said property in favour of the said person/s etc., and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.



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San Colaco

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15. To execute any Deed/s of Rectification/Ratification as may be required for the effective transfer the said property and to admit the execution thereof, to present the same for registration and do all acts, deeds and things required to be done to complete the execution and registration of any such deed/s.

16. To delegate/sub-delegate the powers herein above mentioned/contained and to appoint one or more attorneys, to do the acts and things mentioned above, in case our attorney is unable to do the same or incase our lawful attorney deems fit and proper to do so.

Generally to do all acts and things required to be done to effectively perform and discharge the acts, deeds and thing mentioned above as well as all acts, deeds and things incidental thereto.

18. We do hereby ratify and confirm and agree to ratify and confirm all acts, deeds and things lawfully do by our said lawful attorney in pursuance of this GENERAL POWER OF ATTORNEY.

IN WITNESS WHEREOF, we have made and signed this instrument of General Power of Attorney at Mumbai, on this 29th day of June, 2020 out of our own free will and after fully understanding the contents thereof.

EXECUTANTS



Handwritten signature: Colaco

1. MRS. MARIA CARMINA CRISTINA FARIA alias CARMEN COLACO





Alvito Colaco



63

2. MR. ALVITO MARCELINO JOAQUIM S. COLACO alias ALVITO COLACO S/o MR. MARCELINO COLACO.



Rosalia Faria

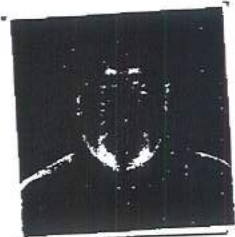


3. MRS. ROSALIA FARIA alias ROSE RAKESH SRIVASTAVA



R. Srivastava

4. MR. RAKESH CHANDRA SRIVASTAVA S/o. MR. GIRIJESH CHANDRA SRIVASTAVA



Marcus Vaz

MR. MARCUS FRANCISCO AGNELO CONCEICAO GREGORIO VAZ alias MR. MARCOS FRANCIS AGNELO CONCEPTION GREGORY VAZ, S/o late Peter Vaz,

Sign. Of Attorney Holder

BEFORE ME
Dr. S. C. Srivastava
Dr. S. C. SRIVASTAVA
ADVOCATE & NOTARY
(Court of India)
29 JUN 2020

NOTED & REGISTERED
Sl No 1004
Date 29/06/2020

2702/2520
h8

64

सामन कोनाको
Carmen Colaco
जन्म वर्ष / Year of Birth: 1947
स्त्री / Female



सूचना

- आधर ओळखीचे प्रमाण आहे, नागरिकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा 149.



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

आधर - सामान्य माणसाचा अधिकार



- आधर देशभरात मान्य आहे.
- आधर मविध्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आधर प्राधिकरण

पत्ता: 504 मिरामार, 754 वी वी मार्ग,
किर्ती कोलेज बिल्डिंग, दादर रोड, मुंबई,
महाराष्ट्र, 400028

Address: 504 Miramar, 754 V S
marg, Near Kirti College, Dadar
West, Mumbai, Bhawani Shankar,
Maharashtra, 400028

Colaco



आधार

भारत सरकार

Unique Identification Authority of India

नियुक्ति क्रमांक / Enrollment No 1067/10005/05672

To,
एलविटो मार्सेलीनो कोलाको
Alvito Marcelino Colaco
504 Miramar
754 V S Marg
Near Kirti College Dadar West
Mumbai
Bhawani Shankar Mumbai Mumbai
Maharashtra 400028
9323685890

Ref: 142 / P / 257744 / 257824 / P



48222870DF



आधार क्रमांक / Your Aadhaar No. :

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

एलविटो मार्सेलीनो कोलाको
Alvito Marcelino Colaco
जन्म वर्ष / Year of Birth : 1940
पुरुष / Male



आधार - सामान्य माणसाचा अधिकार

Alvito Colaco

2002/2000

49

65



Government of India



AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरिकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करावे.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देशभरत मान्य आहे.
- आधार प्रविष्टात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

UID/257744



आधार

पत्ता 504 मिरामार, 754 वी व मार्ग,
किर्ती कोलेज जवळ, दादर वेस्ट, मुंबई,
महाराष्ट्र, 400028

Address: 504 Miramar, 754 V S
Marg, Near Kirti College, Dadar
West, Mumbai, Bhawani Shankar,
Maharashtra, 400028

1847
1800 188 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bangalore-560 001

2002/020

66



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



नाम /NAME
CARMEN COLACO

पिता का नाम /FATHER'S NAME
FRANCIS LUIS FARIA

जन्म तिथि /DATE OF BIRTH
12-11-1947

हस्ताक्षर /SIGNATURE
Carmen

आयकर वास्तु (कंप्यूटर सेक्टर)
Commissioner of Income-tax(Computer Operations)

Colaco



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



नाम /NAME
ALVITO MARCELLINO COLACO

पिता का नाम /FATHER'S NAME
MARCELLINO COLACO

जन्म तिथि /DATE OF BIRTH
02-06-1940

हस्ताक्षर /SIGNATURE
Alvito

आयकर निदेशक (सिस्टम)
DIRECTOR OF INCOME TAX (SYSTEMS)

Alvito Colaco

22/07/22

51

67


 Government of India
 राज सकार: रोजास्वला
 Rose Rakush Sruastava
 जन्म वर्ष / Year of Birth: 1955
 लिंग / Gender:

STARY
 C. Gaonkar
 Index Area
 No. 199
 Dt. 04/07/2024
 T. OF GOA

[Handwritten Signature]
 [Purple Stamp]

आधार - सामान्य माणसाचा अधिकार

Ruastava

[Circular Stamp]
 NO. 1234
 Expiry Date: 23/07/2025
 T. OF GOA

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India
 पत्ता: W/O Rakesh Sruastava, 55-Par
 55 वाडी मिलन, 16 रस्ता जवळ,
 मल्लिकार्जुन मुंबई, बॉम्बे रोड
 मसुरावा 400050
 Address: W/O Rakesh Sruastava, 55-Par
 Village, Near 16 th Road, P. K. Road
 Mun Lal Bandra West, Maharashtra
 400050

1947 1950-2000

www.uidai.gov.in

www.uidai.gov.in

[Purple Stamp]
 [Handwritten Signature]

27/07/2026

52

68



Handwritten signature in blue ink and a purple rectangular stamp.

Handwritten text, possibly a name or address, written vertically on the left side.



divastans

Handwritten text in purple ink, possibly a signature or name, located at the bottom left of the page.

23/07/2023 57

69



Handwritten signature in blue ink and a purple stamp.



राकेश चंद्र श्रीवास्तव
Rakesh Chandra Srivastava
DOB: 05-09-1954
Gender: Male



आधार - आम आदमी का अधिकार

R. Srivastava



राष्ट्रीय प्रभिकरण
भारत INDIA

55, पाली वीलेज, बंदरा वेस्ट, मुंबई,
बंदरा वेस्ट, मुंबई, महाराष्ट्र,
400050

Address:
55, Pali Village, Bandra West,
Mumbai, Bandra West, Mumbai,
Mumbai Maharashtra, 400050



1947
1800 300 1947

help@uidai.gov.in

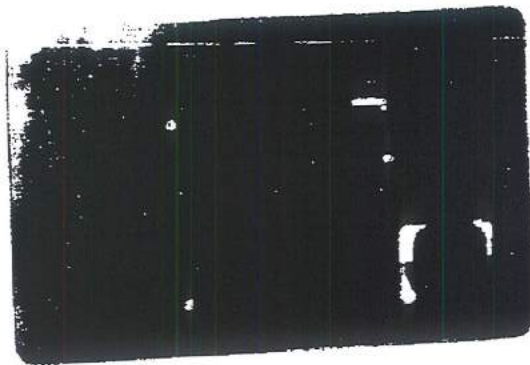
www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 001

2702/2020

51

70

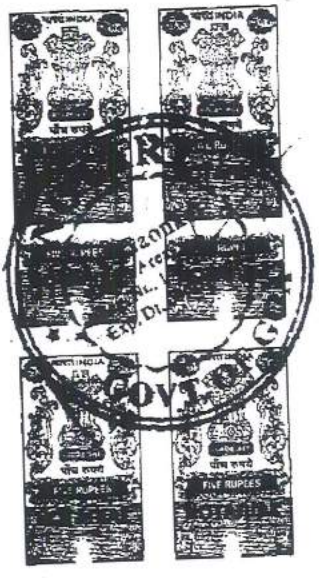


R. Srivastava



55

71



Certified True Copy

N. C. Gaonkar
N. C. GAONKAR
 Advocate & Notary
 Mapusa, Bardez - Goa

Reg. No. 16943 /2020

28 OCT 2020



2702/2020

56

72

9

Marcus V43

UNITED STATES PERMANENT ACCOUNT NUMBER

UNIT / NAME
MARCUS FRANCISCO AGUILO
CONCEICAO GREGORIO VAS
UNIT OF THE JERARQUIA

UNIT / SIGNATURE

17-11-1984

UNIT / SIGNATURE

UNIT / SIGNATURE

UNIT / SIGNATURE



27/02/2011

महान प्राधन
भारत सरकार
Unique Identification Authority of India

संसाधन संख्या / Enrollment No. : 0649/10200/01886

To
Marcos Francisco Conceicao A.G. Vas

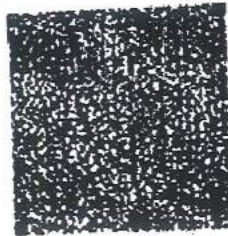
12/12/2011
Panaji
Panaji, North Goa.
Goa - 403001
9096462002

Marcos Vas

63156015



KA631560151FH



आपका आधार क्रमांक / Your Aadhaar No. :

मेरा आधार, मेरी पहचान



Marcos Francisco Conceicao A.G. Vas

जन्म तिथि / DOB 17/11/1954

पुरुष / Male



मेरा आधार, मेरी पहचान

73

4

179

2702/2020

58

94

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4/10/20

~~Handwritten scribble~~





27/02/2020



आधार

भारत सरकार
Unique Identification Authority of India

Enrollment No.: 0654/07280/00291

To
Maria Manuela Vaz
W/O Marcos Francisco C A G Vas
H NO-B-3, Gharse Towers M G Road
Opp Don Bosco Tiswadi
Panaji
Caranzalem
North Goa
Goa 403002
9503337970

10/12/2011

110233582



ME102335821FH

Handwritten signature

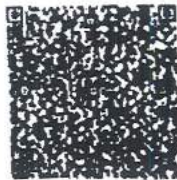


आपका आधार क्रमांक / Your Aadhaar No. :

मेरा आधार, मेरी पहचान



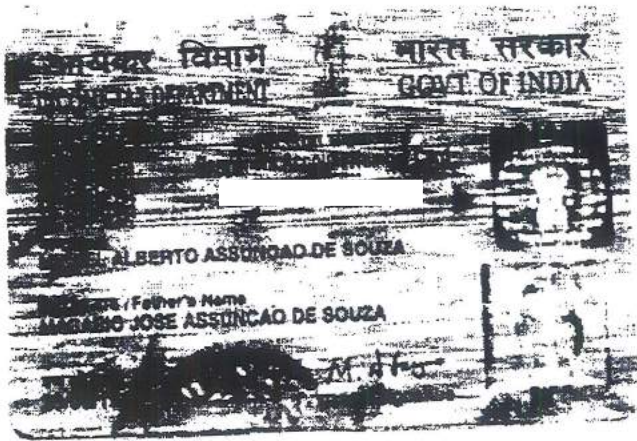
MARIA MANUELA VAZ
DOB : 08/08/1957
Female



मेरा आधार, मेरी पहचान

Handwritten signature

Handwritten text



2002/020 (70)
60

[Handwritten signature]
2002 - 020/020
70






Magabo Souza

[Faint purple markings]

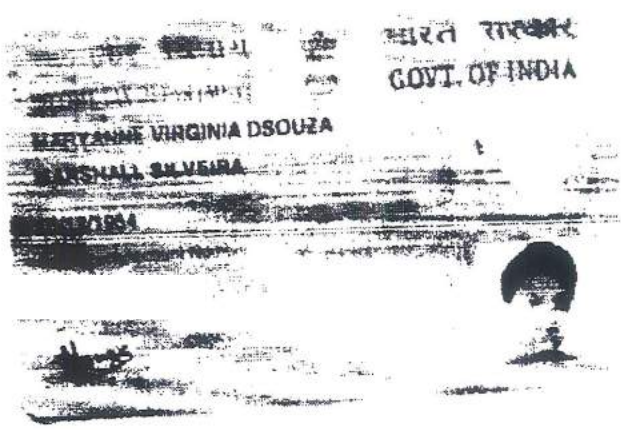
27/02/2022

77

~~2022-2023~~
~~2023-2024~~

	
भारत सरकार Unique Identification Authority of India	
Enrolment No.: 2076/20847/07673	
Download Date: 04/02/2024 Generation Date: 27/02/2024	<p>To Micael Alberto Assuncao De Souza C/O: Mary Anne Virginia D'Souza H no 1043/4 Muddo Vaddo Carona Aldona Near St Ritas Chapel Carona Carona North Goa Goa - 403523 9011446277</p>
	<p>Signature valid</p>  
आपका आधार क्रमांक / Your Aadhaar No. :	
मेरा आधार, मेरी पहचान	
Download Date: 04/02/2024 Generation Date: 27/02/2024	<p> भारत सरकार Government of India</p> <p>Micael Alberto Assuncao De Souza Date of Birth/DOB: 29/09/1949 Male/ MALE</p>
मेरा आधार, मेरी पहचान	

Wijaya Raju



2702/2020
or

78

~~9~~

L. J. S. Talwar

~~9~~

Unique Identification Authority of India

Enrollment No.: 2076/20548/02677

7A

27/04/2012

To

Mary Anne Virginia De Souza

C/O Micael De Souza,

H.No 1043/4, Muddo Vaddo,

Near St Rita Chapel,

VTC: Carona,

PO: Carona,

Sub District: Bardez, District: North Goa,

State: Goa,

PIN Code: 403523,

Mobile: 9881778536

21/04/2012

16546055



MF165460556F1



आपका आधार क्रमांक / Your Aadhaar No.



मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Mary Anne Virginia De Souza

DOB: 13/12/1954

Female



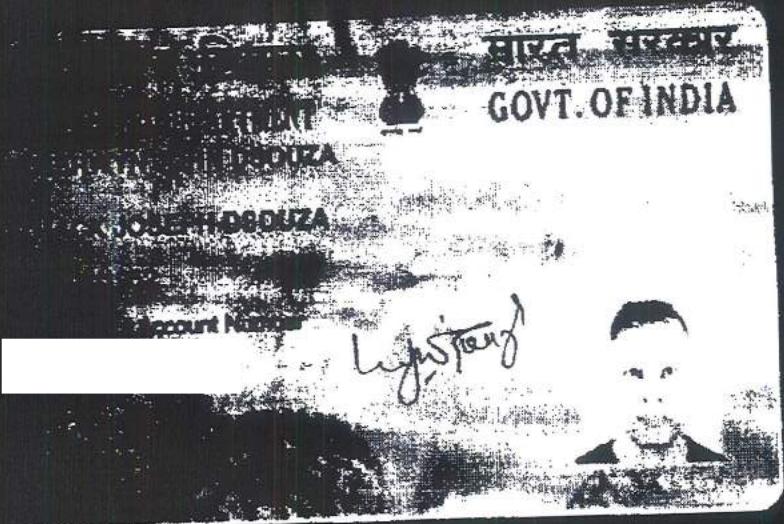
Signature

21/04/2012



20

[Handwritten signature]



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22/02/2020



भारत सरकार

Unique Identification Authority of India

Enrollment No.: 1118/00131/04309

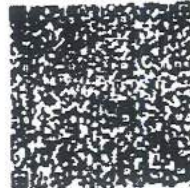
To
Merwyn John D'Souza
S/O: Macario Joseph D'Souza
H No 839/2, Graceland Pinto Rosario Park,
Socorro
Behind Rodson Bakery Porvonm Bardez
Ato-porvonm Bardez North Goa
Goa 403521
9923797486

11/10/2012

3903087



UG396395019IN



आपका आधार क्रमांक / Your Aadhaar No. :

आधार - आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



Merwyn John D'Souza
Year of Birth : 1952
Male

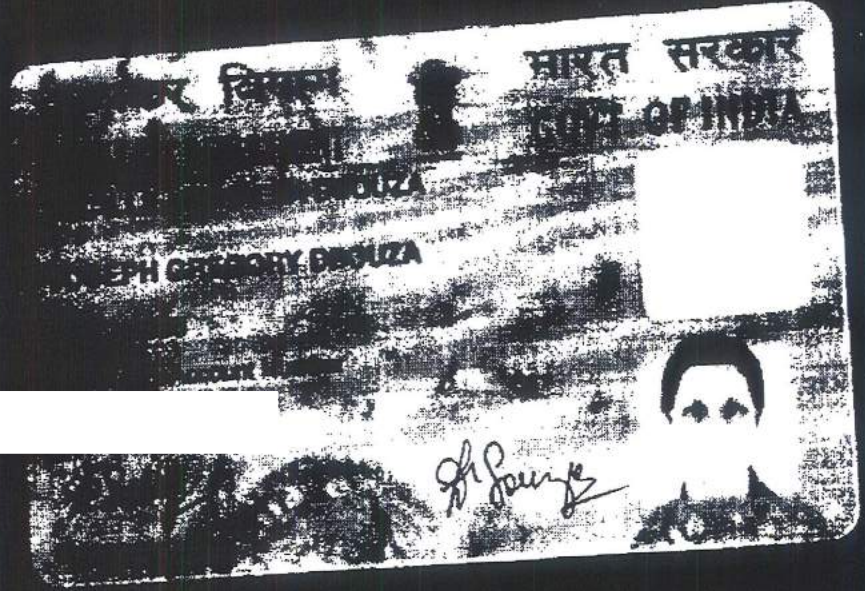
Merwyn John D'Souza



आधार - आम आदमी का अधिकार

82

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2002/2020



(53)

भारत सरकार
Unique Identification Authority of India

Enrollment No.: 1118/00131/04800

To
Lucille Michaela D'Souza
W/O: Merwyn John D'Souza
H No 839/2, Graceland, Pinto Rosario Park
Behind Rodson Bakery Porvorim Bardez
Alto-porvorim Bardez North Goa
Goa 403521
8923797438

Lucille D'Souza

09/01/2012



UG396402253IN



आपका आधार क्रमांक / Your Aadhaar No. :

आधार — आम आदमी का अधिकार



भारत सरकार



Lucille Michaela D'Souza
Year of Birth : 1956
Female

Lucille D'Souza



आधार — आम आदमी का अधिकार

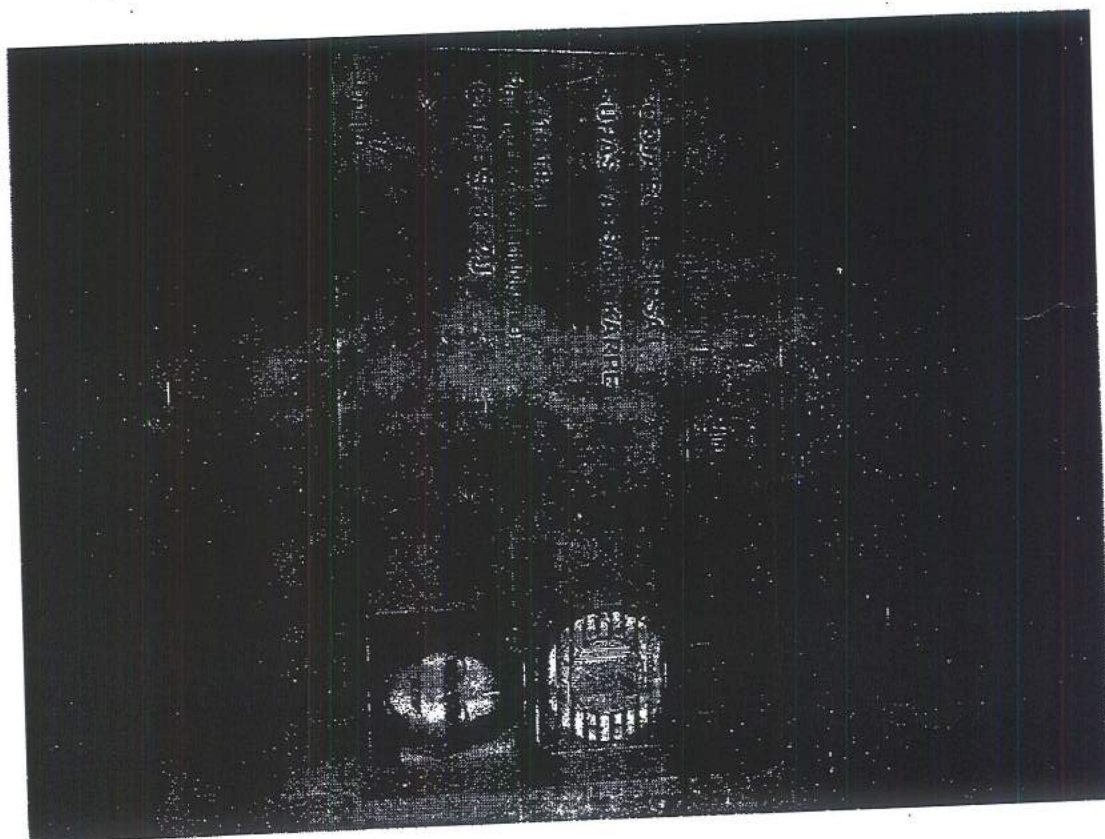
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2702/2020

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84

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2002/2008



भारत सरकार

Unique Identification Authority of India

Enrollment No. 1118/00136/21034

To
Pooja Sunil Sirsat
W/O: Sunil Sirsat
Flat No. B-401, 4th Floor, Parikar Retreat Dattaw
edi
Opp. Datta Mandir Mapusa
Mapusa Bardez North Goa
Goa 403507

210122012



MN138555651DF



आपका आधार क्रमांक / Your Aadhaar No. :

आधार - आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



Pooja Sunil Sirsat
Year of Birth : 1981
Female

Sirsat



आधार - आम आदमी का अधिकार

27/12/2021

8/6

आयकर विभाग
INCOME TAX DEPARTMENT
RAVI SHANTA NAIK
SHANTA NAIK



भारत सरकार
GOVT. OF INDIA

70

14/12/1962
Bank Account Number

भारत
1950



Signature

Handwritten signature in blue ink with a pink stamp.

Handwritten text in purple ink, possibly a date or reference number.

2000 1000
अभियंता

87

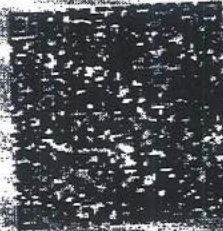
[Handwritten signature]

भारत सरकार

Enrollment No. : 2076/2082071831



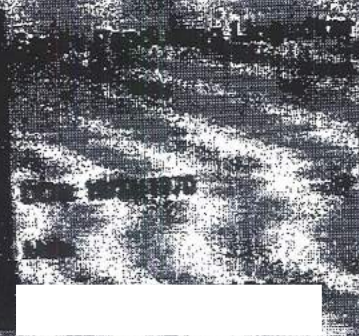
2076/2082071831



आधार संख्या / Your Aadhaar No.



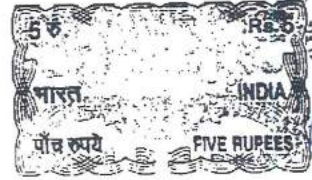
मेरा आधार, मेरी पहचान



अभियंता

[Vertical handwritten text]

27/02/2020



Annexure -1

APPLICATION FOR MUTATION OF LAND RECORDS

1. Name of the Applicant: Mrs. Pooja Sunil Sirsat
2. Detail postal address of the Applicant: Mahalaxmi, Behind G.S. Amankor Vidya Mandir, School, Dahanu, Mapusa
3. Contact details of the Applicant:
 - a) Email address: _____
 - b) Cellular number: _____
4. Name of the property acquired: "CANTEMUNOUGA" or "KATYA MUNAG"
5. Survey Number and Area of the property acquired: 441 Sub Division: 5 and Area 950 sqmts.
6. Village and Taluka in which the property is acquired: Anjuna Village, Taluka Bardez
7. Mode in which the property is acquired Sale Deed/ Gift Deed/ Court Decree/ any other, specify Deed of Sale
8. Name of the person from whom the property is acquire: Mrs. Maria Manuela Fonseca e voz Aliy Maria Manuela voz
9. Detail postal address of the person from whom the property is acquired: B-3, Chare Tower, M.G Road opposite Don Bosco School, Panaji - 600.
10. Details of registration of the document relied on:
 - a) Registration No.: _____
 - b) Book No.: _____
 - c) Vol. No.: _____
 - d) Date: _____

I, the undersigned Shri/ Smt/ Kam Pooja Sunil Sirsat request the Mamiatdar of Bardez Taluka to mutate the land records pertaining to Survey No. 441, Sub Division 5 of 950 sq. Village of Bardez Taluka to include the name of the undersigned as occupant/ co-occupant for an area of 950 sq. mts.

Necessary fees of Rs. 1050 is paid vide Challan No. _____ dated _____

Pooja Sirsat
Signature of Applicant
Name of Applicant

Before the Civil Sub Registrar of Bardez

Place: Mapusa

Date: