

(Rupees Ten Lakhs Only)

Phone No: 8669610536
Sold To/Issued To:
Ishom Estate Pvt Ltd
For Phos/ID Proof:
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Other:
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3010345 30/02/06/2021-AD1

For CITIZEN CREDIT
CO-OP BANK LTD

M. S. Fomw
Authorized Signatory

Name of Purchaser ISHOM ESTATE PVT LTD



2021-BR2-2285
23/06/2021

DEED OF SALE

Ishom Estate Pvt. Ltd

[Signature]
Authorized Signatory

M. Fernandes
[Signature]
P. Coa'silva
[Signature]
[Signature]
[Signature]

Chupen Five Lakhs Ninety Thousand Only)

Phone No: 8668810536
Sold To/Issued To:
Ishom Estate Pvt Ltd
For Whom/ID Proof:
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₹ 0590000/-

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For CITIZENCOIN
CO-OP BANK LTD

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Name of Purchaser ISHOM ESTATE PVT LTD



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa,
on this Fifteen day of the month of June of the year Two
Thousand and Twenty (15/06/2021).

Ishom Estate Pvt. Ltd

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[Signature] Fernandes

[Signature] P. Coda Silva

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[Signature] Shrinika

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BETWEEN

1a) **MRS. NANCY SUSAN D'SILVA** alias Nancy Susan Fernandes, aged about 45 years, daughter of late Maurice Silvestre DSilva, in service, Indian National, Aadhaar Card No. [REDACTED] holding Permanent Account Number (PAN) [REDACTED] and her husband,

1b) **MR. ROY FERNANDES**, aged about 50 years, son of Miguel Fernandes, in service, Indian National, Aadhaar Card No. [REDACTED] holding Permanent Account Number (PAN) [REDACTED] and both R/o D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068.

2) **MRS. CARMEN AGNES JULIE D'SILVA** alias CARMEN AGNES JULIE FERNANDES, aged about 73 years, daughter of late Peter Joseph Fernandes, retired, Indian National, holding Permanent Account Number (PAN): [REDACTED], issued by the Income Tax Department of the Government of India and Aadhaar Card No. [REDACTED] and R/o Flat no. C/G-2, Bldg. No. C-14, Near Citizen Bank, Citizen Sunflower CHS Ltd., Juchandra, Naigaon (East), Dist. Palghar 401208 represented herein through her Power of Attorney holder her daughter **MRS. NANCY SUSAN D'SILVA** alias Nancy Susan Fernandes, aged about 45 years, daughter of late Maurice Silvestre DSilva, in service, Indian National, Aadhaar Card No. [REDACTED] holding Permanent Account Number (PAN) [REDACTED]

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D'Silva
M. D'Silva
D'Silva

and R/o D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068 vide Power of Attorney dated 11/6/2021 duly executed before the Notary Public R A Alate at Mumbai bearing serial no 6007/21

3a) MR. KEVIN FRANK IGNATIUS D'SILVA alias Kevin Frank D'silva alias Kevin Maurice D'Silva aged about 48 years, son of late Maurice Silvestre D'Silva, Business, New Zealand National, holding Pan Card bearing no [REDACTED] and Overseas Citizen of India bearing no A1913221 and R/o 276, Cascades Road, Botany Downs, Auckland 2010, New Zealand and presently residing at 276, Cascades Road, Botany Downs, Auckland 2010, New Zealand represented herein through his Power of Attorney Holder his sister **MRS. NANCY SUSAN D'SILVA** alias Nancy Susan Fernandes, aged about 45 years, daughter of late Maurice Silvestre D'Silva, in service, Indian National, Aadhaar Card No. [REDACTED] holding Permanent Account Number (PAN) [REDACTED] and R/o D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068 vide Power of Attorney holder dated 18/7/2019 which executed and verified by Indian Consulate at Auckland (NZ) having ref. 1627 dated 17/7/2019 and thereafter adjudicated for stamp duty before the Additional Collector of North Goa and his wife,



3b) MRS. CHARMAINE DIAS alias Charmaine D Silva alias Charmaine Jessica Dias Alias Charmaine Jessica Dsilva Alias Charmaine Jessila

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Dias, aged about 47 years, daughter of late Joseph Dias, business, New Zealand National, holding Pan Card bearing no [REDACTED] and an Overseas Citizen of India bearing no.A1913222 and R/o 276, Cascades Road, Botany Downs, Auckland 2010, New Zealand and presently residing at 276, Cascades Road, Botany Downs, Auckland 2010, New Zealand represented herein through her Power of Attorney Holder her sister in law **MRS. NANCY SUSAN D'SILVA** alias Nancy Susan Fernandes, aged about 45 years, daughter of late Maurice Silvestre D'Silva, in service, Indian National, Aadhaar Card No. [REDACTED], holding Permanent Account Number (PAN) [REDACTED] and R/o D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068 vide Power of Attorney holder dated 18/7/2019 which executed and verified by Indian Consulate at Auckland (NZ) having ref. 1627 dated 17/7/2019 and thereafter adjudicated for stamp duty before the Additional Collector of North Goa.



- 4) **MR. DOMINGOS JOAO XAVIER DA SILVA** alias John D'silva Or Domingos Joao Xavier De Silva Or Domingos J D'silva Or Domnic John Xavier Da Silva, aged about 91 years, son of late Romano D'Silva retired, Indian National, Aadhaar Card No. [REDACTED] holding a Permanent Account Number (PAN): AUQPD3658M, and R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 represented herein through his Power of Attorney holder his Son **MR. DONATUS DORES DA SILVA** Son of Domingos Joao Xavier Da Silva, 60 years of age, service,

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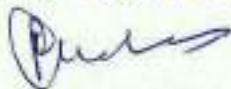

PAN Card No. ADLPD7211L and Aadhar card bearing no [REDACTED]
 [REDACTED] Indian National and R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 vide Power of Attorney dated 12/11/2019 duly executed before Notary Public Advocate Jagdish Tryambak Dongadive under Registration no 35136/2019 at Mumbai Maharashtra.

5a) MR. DONATUS DORES DA SILVA, Son of Domingos Joao Xavier Da Silva, 60 years of age, service, PAN Card No. [REDACTED] and Aadhar card bearing no [REDACTED] in Indian National and R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 and his wife;

5b) MRS. PRIYA DONATUS DA SILVA alias Priya Da Silva alias Priya Geneveve Lynette Cardoz alias Priya Silva, daughter of Amaden Trinidade Pascoal Cardoz, 54 years of age, service, PAN Card No. [REDACTED] and Aadhar Card bearing no [REDACTED] Indian National and R/o. Priya Bungalow, 4th Cross Road, 18 I.C Colony, Borivali West Mandapeshwar 400103.

6a) MR. SUNIL FLETCHER DA SILVA alias Sunil Dominic John Da Silva, son of Dominic John Xavier Da Silva, 47 years of age, Service PAN Card No. [REDACTED], and Aadhar Card bearing no [REDACTED], Indian National, and his wife;

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6b) **MRS. MEENA SUNIL DA SILVA** alias Meena DCruz, Daughter of Inas Kajmil D'Cruz, 47 years of age, Housewife, PAN Card No. [REDACTED] and Aadhar Card bearing no [REDACTED], Indian National and both R/o B-302 Dheeraj Godavari, Chincholl Bunder Road, Malad (West), Mumbai 400064.

7a) **MRS. MARIA HELENE FERNANDES** alias Maria Helen Fernandes alias Maria Helene da Silva, daughter of Domnic John Xavier Da Silva, Major, 54 years of age, service, Canadian National, holding Pan Card bearing no [REDACTED] and Overseas Citizens of India Registration No, A2765114 and R/o. 6042 Coxswain Crescent, Mississauga ON L5V 2Z8 represented herein by her Power of Attorney Holder her brother **MR. DONATUS DORES DA SILVA** Son of Domingos Joao Xavier Da Silva, 58 years of age, service, PAN Card No. [REDACTED] and Aadhar card bearing no [REDACTED] in Indian National and R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 vide power of attorney dated 6/12/2019 which executed and verified by Indian Consulate at Toronto having ref. 9773 dated 7-11-2019 and thereafter adjudicated for stamp duty before the Additional Collector of North Goa and her husband;

7b) **MR. RYAN FRANCIS FERNANDES** alias Ryan Fernandes, S/o Ponciano Jacinto Fernandes, 54 years of age, service, Canadian National, holding Pan Card bearing no. [REDACTED] and

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M. Fernandes

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Overseas Citizens of India Registration No, A3691338 and R/o, 6042 Coxswain Crescent, Mississauga ON LSV 2Z8, represented herein by his Power of Attorney Holder his brother in law **MR. DONATUS DORES DA SILVA** Son of Domingos Joao Xavier Da Silva, 58 years of age, service, PAN Card No, [REDACTED] and Aadhar card bearing no [REDACTED] in Indian National and R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 vide power of attorney dated 6/12/2019 which executed and verified by Indian Consulate at Toronto having ref. 9773 dated 7-11-2019 and thereafter adjudicated for stamp duty before the Additional Collector of North Goa hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.



AND

ISHOM ESTATE PVT LTD, a duly registered Company, having corporate identity No. U74999DL2017PTC323700 and PAN Card No. [REDACTED], having registered office at, H.No 97-B GF, Manak Shaw Road, Anupam Garden, Saidulajab, Delhi South Delhi DL 110068 IN represented herein by its Director, **MR. AKSHAY CHAUDHRY**, son of late Ajay Chaudhry, 37 years of age, married,

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holder of pan card no. [REDACTED], Indian national, r/o e 47, sector 39, near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310 vide board of Directors resolution no. 02/2021-22 dated 03/06/2021, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) vide Board of Directors resolution no. 02/2021-22 dated 03/06/2021, represented herein through duly constituted Power of Attorney Holder **MR. RALPH MASCARENHAS**, son of Mr. Melwyn Mascarenhas, 30 years of age, Indian National, Service, Unmarried, Holder of PAN Card no. [REDACTED] and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 07/06/2021, duly notarized before the Notary Public Adv. Sanyogita, bearing Registration No. 7517, of the **SECOND PART.**

AND

1a) MR. SIDDHARTH ANAND SHIRODKAR, aged about 39 years, Son of Mr. Anand Shirodkar, Business, Married, Indian National Aadhaar Card No. [REDACTED], holding a Permanent Account Number (PAN) BARPA5273D, and his wife;

1b) MRS. SHRADDHA SIDDHARTH SHIRODKAR, 36 years of age, daughter of Late Mohandas Korgoankar, Buisness, married, holding PAN Card no. [REDACTED] and Aadhar Card bearing no. [REDACTED] and both resident of House no. 262/1, Diaswaddo, Nagoa, Bardez Goa,

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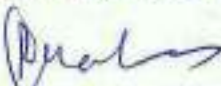
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hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives, administrators, executors and permitted assigns) of the **THIRD PART**.

AND WHEREAS there existed a Larger Property admeasuring an area of 8850 sq. mts. known as "Lourenco Esteves" or Ninety Second lote de 5/6 partes do Palmar" a conta de Muturia Ambeachem Batta" with 1/3 of its annex named "BATULEM" also known as "AMBEA KENI" situated at Village Nerul, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 85 Sub-Division No. 8 (Survey No. 85/8) of Village Nerul, which property is described in the Land Registration Office (Conservatoria do Registo Predial Office) Panaji under No. 3631 at page 109 of Book No. B-1 New No 10 of Bardez and not known to be enrolled in the Taluka Land Revenue Office hereinafter referred to as the "**SAID LARGER PROPERTY**" more particularly described in the Schedule I hereinafter.

AND WHEREAS out of the Said Larger Property which is more particularly described in Schedule I herein above there exist a property admeasuring 6451 sq. mts. forming part of the larger property named "Lourenco Esteves" or Ninety Second lote de 5/6 partes do Palmar" a conta de Muturia Ambeachem Batta" with

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1/3 of its annex named "BATULEM" also known as "AMBEA KENI" situated at Village Nerul, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 85 Sub-Division No. 8-A [Survey No. 85/8-A] of Village Nerul, and this property shall hereinafter be referred to as the '**SAID PROPERTY**', and more particularly described under **SCHEDULE II** herein below.

AND WHEREAS all that portion of land denominated as "Plot A" admeasuring an area of 3125 square meters which forms an exclusive and independent part of the SAID PROPERTY described in Schedule II, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa more particularly described under **SCHEDULE III** herein below and this plot shall hereinafter be referred to as the '**SAID PLOT A**', herein below and marked in red in the sketch annexed hereto.

AND WHEREAS the SAID LARGER PROPERTY originally belonged to Mr. Avelino de Souza.

AND WHEREAS the SAID LARGER PROPERTY came to be purchased by Mr. Domingos Joao da Silva from Mr. Avelino de Souza vide Deed of Purchase and Sale dated 23/5/1890 drawn up at Fls 16v of the Deed Book No.151 of the Assistant Notary of this Judicial Division' Joao Coperlino da Caridade Frias.

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Domingos

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Avelino

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Joao Coperlino da Caridade Frias

AND WHEREAS pursuant to said Deed of Purchase and Sale dated 23/5/1890 the name of Domingos Joao da Silva stand inscribed in his favor under Inscription of transfer no 1954 at folio 289 of Book G 3, of the Land Registration Records of the then Judicial Division of Bardez.

AND WHEREAS the said Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva alias Joao Silva was married to Felicidade D'Souza alias Felicidade de Souza alias Felicidade D'Silva under the regime of general communion of assets and out of wedlock they had five Children which are as follows:

- Damaso Franco Mariano de Silva
- Agusto Joaquim Faustino de Silva
- Romano Nascimento de Silva
- Faustino Batista de Silva
- Bartolomeu de Silva



AND WHEREAS the said Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva alias Joao Silva expired leaving behind his wife Felicidade D'Souza alias Felicidade de Souza alias Felicidade D'Silva and his Five Children.

AND WHEREAS pursuant the death of said Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva alias Joao Silva the name of Felicidade de Souza and his five

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children namely a) Damaso Franco Mariano de Silva b) Augusto Joaquim Faustino de Silva c) Romano Nascimento de Silva d) Faustino Batista de Silva e) Bartolomeu de Silva came to be recorded in the Registo de Agremensor of the provisional number of the property bearing number 391.

AND WHEREAS the Office of the Directorate of Services and Land Survey on 12/4/1935 has duly conducted verification and demarcation of property known as "LOURENCO ESTEVES or MUTURIA AMBEACHEM BATTA and annex BATULEM composed of two parcels belonging to Felicidade de Souza, Romano Nascimento da Silva, Augusto Joaquim Faustino da Silva, Faustino Batista da Silva and Bartolomeu da Silva and Damaso Franco Mariano da Silva having old Cadastral Survey Nos. 391 and 394 and with the consent of the adjoining neighbors/respective parties the first one with four laterite landmarks and the second with five laterite landmarks.

AND WHEREAS a corresponding certificate has been prepared by Civil Engineer Bosco M Gonsalves, certifies that the old cadastral survey no 391 and the property bearing survey no 85/8 are one and same property.

AND WHEREAS a corresponding certificate dated 2/9/2020 issued by Domiana Nazareth Superintendent of Survey and Land Records

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P. Costa Silva

D. Silva

M. Silva


also certifies that the old cadastral survey no 391 and the property bearing survey no 85/8 are one and same property.

AND WHEREAS the said Damaso Franco Mariano da Silva alias Damasco Franco D'Silva alias Damaso F D'Silva alias Damaso Franklin D'Silva alias Damasco Franco Mariano D'Silva alias Damaso Franco D'Silva alias Damasso alias Damaso Franco Mariano de Silva Franco alias Damasao Franco Mariano de Silva married to Lily D'Silva alias Lilly (Maria Elisa) D'Silva alias Maria Eliza Lilia D'Silva alias Maria Eliza Lilia Goveia alias Maria Elisa Lilia Goveia.

AND WHEREAS the said Augusto Joaquim Faustino da Silva alias Augusto Joaquim Faustino de Silva alias Agostinho D'Silva was a bachelor.



AND WHEREAS the said Romano Nascimento da Silva alias Romano Nascimento de Silva alias Romano Nascimento da Silva was married to Helena Ana Rita Alvares alias Alena Ana Rita Alvares.

AND WHEREAS the said Faustino Batista de Silva alias Faustino Baptist D'Silva alias Faustino Baptista D'Silva was a Bachelor.

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AND WHEREAS Bartolomeu de Silva alias Curcino da Silva alias Bartholomeu da Silva alias Cursino D'Silva was a Bachelor.

AND WHEREAS thereafter vide Deed of Sale dated 16/3/1979 the said Faustino Baptista da Silva sold a part of the larger property an area approximately 2398.75 square meters to Mr. Paulo Rafael Agostinho do Santos which came to be registered before the Sub Registrar of Ilhas under registration no 254 at pages 238 to 242 of Book no I, Vol no 135 dated 31/5/1979.

AND WHEREAS thereafter an Inventory proceedings bearing number 602/2018/B came to be initiated by Mrs. Nancy Susan D'Silva Before the Civil Court Senior Division at Mapusa on the death of her great grandparents i.e Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva alias Joao Silva and Felicidade D'Souza alias Felicidade de Souza alias Felicidade D'Silva.

AND WHEREAS the said Felicidade D'Souza expired on 15/8/1939 while her husband had pre-deceased her and both of them expired without leaving behind any will or any other disposition of their last wishes but on their demise have left behind their 5 children namely

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- Damaso Franco Mariano de Silva married to Lily D'Silva
- Augusto Joaquim Faustino da Silva who was a bachelor
- Romano Nascimento de Silva married to Helana Ana Rita Alvares
- Faustino Balista de Silva who was a bachelor
- Bartolomeu de Silva who was a bachelor

AND WHEREAS the said Damaso Franco Mariano de Silva expired on 27th June 1944 and his wife Lily D'Silva expired on 12th July 2005 both intestate without leaving behind any will or any other disposition of their last wishes but leaving behind their son as their only universal heir namely:

- Maurice Silvestre Francis da Silva alias Maurice Silvestre Francis D'silva alias Maurice S.F D'Silva alias Maurice D Silva alias Mauricio Silvestre Francisco da Silva alias Maurice da Silva who was married to Mrs. Carmen D'Silva alias Carmen Fernandes alias Carmen Agnes Julie Fernandes alias Carmen Agnes Julie D'Silva

AND WHEREAS the said Maurice Silvestre Francis da Silva expired on 17th September 2016 intestate without leaving behind any will or any other disposition of his

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last wishes but left behind his wife Mrs. Carmen D'Silva as his widow and half sharer and his two children as his only and universal heirs namely

- Mrs. Nancy Susan D'Silva alias Nancy Susan Fernandes married to Roy Fernandes
- Mr. Kevin Frank Ignatius D'Silva alias Kevin D'Silva married to Mrs. Charmaine Dias alias Charmaine Jessica Dias.

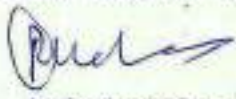
AND WHEREAS the said Augusto Joaquim Faustino da Silva expired on 21st April 1979 in the status of a Bachelor.

AND WHEREAS the said Romano Nascimento da Silva expired on 25th November 1979 and his wife Mrs. Helena Ana Rita Alvares expired on 5th September 1932 without leaving behind any will or any other disposition of their last wishes but left behind their only son as their sole universal legal heir namely

- Mr. Domingos Joao Xavier da Silva alias Domingos Joao Xavier de Silva alias John 'Silva who was married to Mrs. Winifred da Silva alias Venifrida Afonso alias Vinitfred Afonso.

AND WHEREAS the said Faustino Batista de Silva who was Priest expired on 8th August 1982 as a Bachelor.

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AND WHEREAS the said Bartolomeu de Silva who expired on 4th February 1956 as a Bachelor.

AND WHEREAS the SAID PROPERTY came to mentioned as ITEM NO 4 in the LIST OF ASSETS filed in the Inventory Proceeding bearing no 602/2018/B.

AND WHEREAS the SAID PROPERTY came to be allotted/partitioned to the extent of $\frac{1}{4}$ undivided right and share in favor of Nancy Susan D'Silva who is married to Roy Fernandes, $\frac{1}{4}$ undivided right and share to Mr. Kevin Frank Ignatius D'Silva who is married to Charmaine Dias and the said Mrs. Carmen D'Silva who is their mother has being paid off and satisfied in terms of money by the said Nancy Susan D'Silva who is married to Roy Fernandes and Mr. Kevin Frank Ignatius D'Silva who is married to Charmaine Dias and $\frac{1}{4}$ undivided right and share to Mr. Domingos Joao Xavler da Silva who is married to Mrs. Winifred da Silva.

AND WHEREAS vide its order and decree dated 14/8/2019 passed by the Civil Court Senior Division at Mapusa in Inventory Proceedings bearing no 602/2018/B was pleased to Confirm and made absolute the Final Chart of Allotment in favour of the VENDORS no 1a,1b,3a,3b and 4.

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P. da Silva

M. da Silva




AND WHEREAS thereafter a Deed of Succession dated 20/12/2019 came to initiated before the Civil Registrar Cum Sub Registrar at Mapusa on the death Winnie Jhon de Silva alias Vinitred Afonsa alias Vemfrida Afonso alias Winie de Silva alias Winnie or Helena Ana Rita Alvares wife Mr. Domingos John Xavier da Silva who expired on 21/10/2019 at Karuna Hospital without leaving any will or any other disposition of her last wishes but however leaving behind her husband Mr. Domingos John Xavier da Silva alias Domingos Joao Xavier alias Domingos Joao Xavier de Silva alias Domnic John alias Dominic John Xavier da Silva alias Dominic John Xavier to whom she was married under the regime of general communion of assets who is her widower and half sharer but left behind her two sons and one daughter namely Mr. Donatus Dores Da Silva who is married to Mrs. Priya Geneveve Lynette Cardoz alias Priya Da Silva alias Priya Donatus Da Silva, Mr. Sunil Fletcher Da Silva married to Mrs. Meena Sunil Da Silva alias Meena D'Cruz, and Mrs. Maria Helene D Silva married to Ryan Francis Fernandes which came to be executed before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez Mapusa-Goa drawn at Folio No 46V to 49 of Book No. 867.

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AND WHEREAS on the basis of the inventory proceeding bearing no 602/2018/B and Deed of Succession dated 20/12/2019 the said vendors have got their names duly mutated under mutation no 74111 in the survey records of the SAID PROPERTY.

AND WHEREAS the SAID PROPERTY came to partitioned before the Deputy Collector of Mapusa which came to be registered under case no 15/119/2020/Part/Land/II and vide its order dated 6/10/2020 the SAID PROPERTY has obtained a separate survey no 85 sub division 8-A of Nerul Village Bardez.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 6451 Square Meters, situated at Nerul Village, and which is described under **SCHEDULE - II** hereunder written.

AND WHEREAS thereafter the VENDORS and the CONFIRMING PARTY have entered into a Memorandum of Understanding dated 13/11/2019 which came to be duly executed before the Notary Adv D.G Shet bearing reg no. 5234/19 whereby the said CONFIRMING PARTY had agreed to purchase the SAID PROPERTY from the VENDORS.

AND WHEREAS the CONFIRMING PARTY were unable to complete the sale transaction with respect to the purchase of the SAID PROPERTY and hence the said VENDORS and the

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P. Costa Silva
Silva
M. Silva
Silva

CONFIRMING PARTY have agreed to transfer, assign and sell the SAID PROPERTY to the PURCHASER.

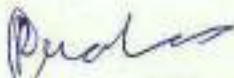
AND WHEREAS the said VENDORS have filed an application under Section 49(6) of the Town and Country Planning Act before the Town and Country Planning Department for plotting the SAID PROPERTY into two plot i.e PLOT A admeasuring an area of 3125 square meters and PLOT A admeasuring an area of 3326 square meters.

AND WHEREAS under section 49(6) of the Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has granted no objection for registration of the Sale Deed in respect to the SAID PLOT A vide Ref. No: NOC/49(6)/1598/NERUL/TCP-21/2272 dated 11/06/2021.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PLOT A", admeasuring 3125 Square Meters, situated at Nerul Village, and which is described under **SCHEDULE - III** hereunder written.

AND WHEREAS the above named VENDORS have represented to the PURCHASER herein that the "SAID PLOT A" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments

Ishom Estate Pvt. Ltd


Authorized Signatory

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and acquisition by any authority, bank or any financial institutions or person/s including Confirming Parties herein.

AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PLOT A".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

- a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT A" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOT A".
- b) That the "SAID PLOT A" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- c) That no other person/persons including Confirming Parties herein other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOT A" or have any right, claim or interest over the same or any part thereof and that the VENDORS has absolute right to dispose and/or sell the "SAID PLOT A" and/or deal with it in any manner whatsoever.
- d) That there is no legal bar or impediment for this transaction and that the "SAID PLOT A" is free from encumbrances, liens and/or charges.

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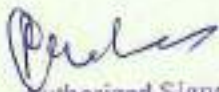


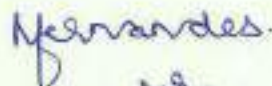




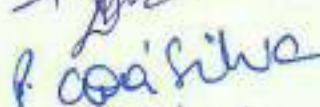

- e) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS regarding the "SAID PLOT A";
- f) That neither the "SAID PLOT A" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- g) That neither the "SAID PLOT A" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- h) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U other than one executed with the Confirming Party herein which stands cancelled upon execution of this Deed of Sale and the Confirming Party have consented to the cancellation of the M.O.U executed by the Confirming Party and the Vendors herein which stands cancelled for all effects of law and facts or lease or any other

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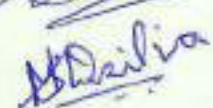

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- Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT A".
- i) That there are no dues or any other liability outstanding in respect of the "SAID PLOT A".
- j) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOT A" unto and to the use of the PURCHASER.



AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PLOT A" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOT A" to the PURCHASER for a total price and/or consideration of **Rs. 3,51,20,000/- (Rupees Three Crores Fifty One Lakhs Twenty Thousand Only)**, which is its fair market value.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PLOT A" more

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particularly described under SCHEDULE - III hereunder written, to the PURCHASER.

AND WHEREAS now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title, rights and interest of the "SAID PLOT A" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS the Confirming Party had entered into a M.O.U with the Vendors and now the Confirming Party do hereby cancel the said M.O.U for all effects of law and facts upon signing of this Deed of Sale.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. 3,51,20,000/- (Rupees Three Crores Fifty One Lakhs Twenty Thousand Only)** is paid by the PURCHASER in the manner more particularly stipulated in the Schedule IV hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all

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M. Silva

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Silva

their right, title, interest, ownership and possession in the SAID "PLOT A" which property is more particularly described in Schedule III hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure-I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID "PLOT A" belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID "PLOT A" hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.



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

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and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID "PLOT A" or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID "PLOT A" or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID "PLOT A" and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID "PLOT A". The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID "PLOT A" by any authority or government department.



3. The possession of the SAID "PLOT A" hereby sold by VENDORS have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID "PLOT A" mentioned in Schedule III hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID "PLOT A" hereby purchased in all other public records, village records, etc.

Ishom Estate Pvt. Ltd


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P. Coa Silva

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Shrinika

4. The VENDORS and CONFIRMING PARTY covenant that incase any defect is found in the title of the VENDORS to the SAID "PLOT A" hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.
5. That the VENDORS and CONFIRMING PARTY hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID "PLOT A" by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That VENDOR do hereby assure the PURCHASER that the SAID "PLOT A" hereby sold by the VENDORS is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said property by way of sale.
7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID "PLOT A" hereby sold

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without any hindrance, claim, interruption or demand whatsoever from the VENDORS and CONFIRMING PARTY or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss; damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID "PLOT A" or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

9. That in case of increase in area of the said property if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, the CONFIRMING PARTY or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

10. That the Confirming Party acknowledge that the Memorandum of Understanding executed by him with the Vendors stands terminated upon execution of the present deed and that they further confirm and acknowledge that they have no right, title or interest in the Said Property. The



Ishom Estate Pvt. Ltd

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Confirming Party shall further execute all documents so required to further confirm the cancellation of the M.O.U.

11. The VENDORS and CONFIRMING PARTY and the PURCHASER hereby declare that the SAID "PLOT A" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
12. The said Scheduled property is non-agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of Civil Registrar-cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.
13. The Present Market Value of the said PLOT A is **Rs 3,53,12,500 (Rupees Three Crore Fifty Three Lakhs Twelve Thousand Five Hundred Only)** and the Purchaser has paid stamp duty of **Rs. 15,90000/- (Rupees Fifteen Lakhs Ninety Thousand Only)** which has been affixed herewith.



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SCHEDULE I
(SAID LARGER PROPERTY)

All that Larger Property admeasuring an area of 8850 sq. mts. known as "Lourenco Esteves" or Ninety Second lote de 5/6 partes do Palmar" a conta de Muturia Ambeachem Batta" with 1/3 of its annex named "BATULEM" also known as "AMBEA KENI" situated at Village Nerul, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 85 Sub-Division No. 8 (Survey No. 85/8) of Village Nerul, which property is described in the Land Registration Office (Conservatoria do Registo Predial Office) Panaji under No. 3631 at page 109 of Book No. B-1 New 10 of Bardez and not known to be enrolled in the Taluka Land Revenue Office and bounded as under:



Towards the North: By the road Verem-Nerul.

Towards the South: By the parallel road known as Avenida de Nerul.

Towards the East: By property bearing survey no 85/9 of Village Nerul.

Towards the West: By property bearing survey no 85/7 of Village Nerul.

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SCHEDULE II
(SAID PROPERTY)

ALL THAT immovable property of the land admeasuring 6451 sq. mts. which was earlier forming part of the larger property named "Lourenco Esteves" or Ninety Second lote de 5/6 partes do Palmar" a conta de Muturia Ambeachem Batta" with 1/3 of its annex named "BATULEM" also known as "AMBEA KENI" situated at Village Nerul, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 85 Sub-Division No. 8-A (Survey No. 85/8-A) of Village Nerul and is bounded as under :-

Towards the North:-By the road Verem-Nerul;

Towards the South:-By the parallel road known as Avenida de Nerul;

Towards the East:-By the property bearing Survey No. 85/9 of Village Nerul;

Towards the West:-By property bearing Survey No. 85/8 of Village Nerul);



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[Signature] P. Costa Silva

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SCHEDULE III
(DESCRIPTION OF THE SAID PLOT A)

All that portion of land denominated as Plot A admeasuring an area of 3125 square meters which forms an exclusive and independent part of the SAID PROPERTY described in Schedule II, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa and bounded as under:

Towards the North: By the road Verem-Nerul

Towards the South: By remaining property of bearing survey no.85/8-A of Village Nerul

Towards the East: By the property bearing Survey No. 85/9 of Village Nerul;

Towards the West: By the property bearing Survey No. 85/8 of Village Nerul);



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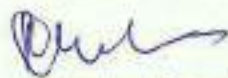
SCHEDULE IV

(CONSIDERATION)

Rs. 3,51,20,000/- (Rupees Three Crores Fifty One Lakhs Twenty Thousand Only)

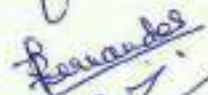
PAID TO VENDORS IN RUPEES					
Sr. No.	NAME	Total Amount	TDS %	TDS deducted	Final Amount
1(a)	Nancy Susan Fernandes	24,22,069	1.00%	24,221	23,97,848
1(b)	Roy Fernandes	24,22,069	1.00%	24,221	23,97,848
3(a)	Kevin Maurice DSilva	24,22,069	20.80%	5,03,790	19,18,279
3(b)	Charmaine Jessica Dias	24,22,069	20.80%	5,03,790	19,18,279
4	Domingos J DSilva	48,44,138	1.00%	48,441	47,95,697
5(a)	Donatus Dores Da Silva	8,07,356	1.00%	8,074	7,99,283
5(b)	Priya Donatus Da Silva	8,07,356	1.00%	8,074	7,99,283
6(a)	Sunil Domnic John Da Silva	8,07,356	1.00%	8,074	7,99,283
6(b)	Meena Sunil Da Silva	8,07,356	1.00%	8,074	7,99,283
7(a)	Maria Helen Fernandes	8,07,356	20.80%	1,67,930	6,39,426
7(b)	Ryan Francis Fernandes	8,07,356	20.80%	1,67,930	6,39,426
PAID TO CONFIRMING PARTIES IN RUPEES					
1(a)	Siddharth Shirodkar	78,71,724	1.00%	78,717	77,93,007
1(b)	Shraddha Shirodkar	78,71,724	1.00%	78,717	77,93,007
	Total	3,51,20,000		16,30,052	3,34,89,948

Ishom Estate Pvt. Ltd



Authorized Signatory

Fernandes.



P. Jose Silva.




IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 23rd day of June month and the year Two Thousand and Twenty One , herein above mentioned

Ishom Estate Pvt. Ltd

[Signature]
Authorized Signatory

M. Fernandes

Fernandes

[Signature]

J. Costa Silva

[Signature]

M. D. Silva

[Signature]
[Signature]



SIGNED AND DELIVERED

By within name The Vendor no. 1a

MRS. NANCY SUSAN D'SILVA

Left Hand Finger Impressions

Right Hand Finger Impressions



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Ishom Estate Pvt. Ltd

Authorized Signatory

N Fernandes

N Fernandes

P. W. Silva

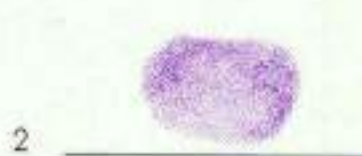
SIGNED AND DELIVERED

By within name The Vendor


no. 1b MR. ROY FERNANDES

Left Hand Finger Impressions

Right Hand Finger Impressions



Ishom Estate Pvt. Ltd


Authorized Signatory

M. Fernandes

Fernandes

P. Coa Silva

Diha

W. S. S. S. S.

SIGNED AND DELIVERED

By within name The Vendor no. 2

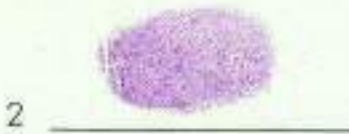
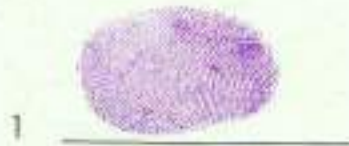
MRS. CARMEN AGNES

JULIE D'SILVA Through POA HOLDER

MRS. NANCY SUSAN D'SILVA

Left Hand Finger Impressions

Right Hand Finger Impressions



Ishom Estate Pvt. Ltd


Authorized Signatory

Fernandes
Fernandes
P. Coa Silva
D Silva
M Silva
Silva

SIGNED AND DELIVERED

By within name The Vendor no. 3a

MR. KEVIN FRANK IGNATIUS D'SILVA

Through POA holder

MRS. NANCY SUSAN D'SILVA

Left Hand Finger Impressions



N. Fernandes



Right Hand Finger Impressions



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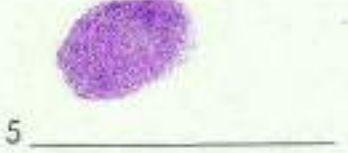
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Ishom Estate Pvt. Ltd

Authorized Signatory

N. Fernandes

N. Fernandes

K. Fernandes

P. D'Silva

D'Silva

D'Silva

SIGNED AND DELIVERED

By within name The Vendor no. 3b

MRS. CHARMAINE DIAS

Through POA Holder

MRS. NANCY SUSAN D'SILVA

Left Hand Finger Impressions

Right Hand Finger Impressions



M. Fernandes

M. Fernandes

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Authorized Signatory

M. Fernandes

M. Fernandes

P. Coa Silva

P. Coa Silva

M. Silva

SIGNED AND DELIVERED

By within name The Vendor no. 4

MR. JOHN D'SILVA Through POA HOLDER

MR. DONATUS DORES DA SILVA

Left Hand Finger Impressions

Right Hand Finger Impressions



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Authorized Signatory

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P. D'Silva

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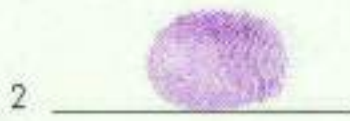
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By within name The Vendor no. 5a

MR. DONATUS DORES DA SILVA

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Right Hand Finger Impressions



Ishom Estate Pvt. Ltd

Authorized Signatory

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Fernandes

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By within name The Vendor no. 5b

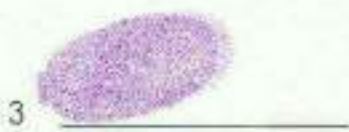
MRS. PRIYA DONATUS DA SILVA

Left Hand Finger Impressions

Right Hand Finger Impressions



P. Da Silva



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Authorized Signatory

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P. Da Silva

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SIGNED AND DELIVERED

By within name The Vendor no. 6a

MR.SUNIL FLETCHER DA SILVA

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Right Hand Finger Impressions



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Authorized Signatory

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Fernandes

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P. 000 Silva

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SIGNED AND DELIVERED

By within name The Vendor no. 6b

MRS. MEENA SUNIL DA SILVA

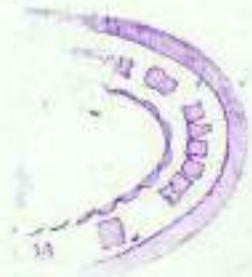
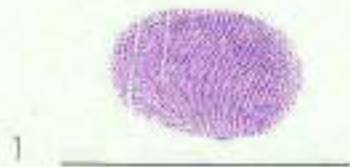
Left Hand Finger Impressions

Right Hand Finger Impressions



M. Silva

M. Silva



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Authorized Signatory

Fernandes

Fernandes

P. Costa Silva

M. Silva

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SIGNED AND DELIVERED

By within name The Vendor no. 7a

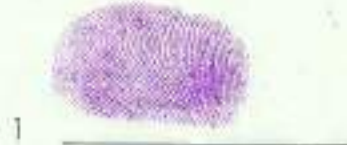
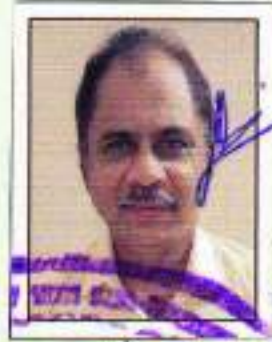
MRS. MARIA HELENE FERNANDES

Through POA HOLDER

MR. DONATUS DORES DA SILVA

Left Hand Finger Impressions

Right Hand Finger Impressions



Ishom Estate Pvt. Ltd

Authorized Signatory

Fernandes

Fernandes

D. da Silva

Donatus

Donatus

SIGNED AND DELIVERED

By within name The Vendor no. 7b

RYAN FERNANDES

Through POA HOLDER

MR. DONATUS DORES DA SILVA

Left Hand Finger Impressions Right Hand Finger Impressions



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Ishom Estate Pvt. Ltd


Authorized Signatory

Fernandes

Fernandes

P. da Silva

Dores

Da Silva

D. da Silva

SIGNED AND DELIVERED

by the within named Purchaser

ISHOM ESTAE PVT LIMITED Represented by

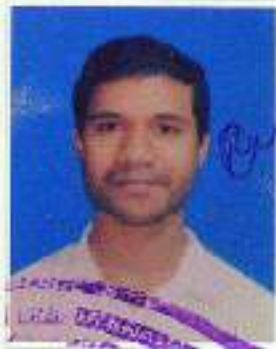
its Director Mr. Akshay Chaudhry

through his POA holder

MR. RALPH MASCARENHAS

Left Hand Finger Impressions

Right Hand Finger Impressions



1 _____

1 _____



2 _____

2 _____



3 _____

3 _____



4 _____

4 _____



5 _____

5 _____

Ishom Estate Pvt. Ltd


Authorized Signatory

N Fernandes



P. C. Silva







SIGNED AND DELIVERED

By within name

The CONFIRMING PARTY 1a

MR. SIDDHARTH ANAND SHIRODKAR



Left Hand Finger Impressions

Right Hand Finger Impressions



1 _____

1 _____

2 _____

2 _____

3 _____

3 _____

4 _____

4 _____

5 _____

5 _____

Ishom Estate Pvt. Ltd

[Signature]

Authorized Signatory

N Fernandes

Fernandes

P. Coi Lira

Diha

Aditio

S. Shiroadkar

SIGNED AND DELIVERED

By within name

The CONFIRMING PARTY 1b

MRS. SHRADDHA SIDDHARTH SHIRODKAR

Left Hand Finger Impressions Right Hand Finger Impressions



1



1



2



2



3



3



4



4



5



5



Ishom Estate Pvt. Ltd

Authorized Signatory

Nervandes

Nervandes

P. C. S. Sive

D. S. Sive

M. S. Sive

M. S. Sive

M. S. Sive

M. S. Sive

WITNESSES:

1. Name : Sauio Montairu
 Father's Name : Fausto Montairu
 Age : 30
 Residential Add. : Vinar
 Signature : [Signature]
2. Name : Premdeep Kankonkar
 Father's Name : Late Damodar Kankonkar
 Age : 32
 Residential Add. : H.No.32 Grawant Chimbhel-Goa.
 Signature : [Signature]

Ishom Estate Pvt. Ltd


 Authorized Signatory

Fernandes.

~~Fernandes~~

P. Dias

P. Dias Silva

Dias

Dias

[Signature]



52

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

CBAR 121-13295



Plan Showing plots situated at
Village : NERUL
Taluka : BARDEZ
Survey No./Subdivision No. : 85/
Scale : 1 : 1000

8-A

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

SURVEY No. 85



Ishom Estate Pvt. Ltd

Authorized Signatory

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 03-06-2021

Fernandes
P. C. Silva
Compared By:



53

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/1598/NERUL/TCP-21/2272

Dated: 11/06/2021



NO OBJECTION CERTIFICATE

Ref No: Inward No.2593

Dated: 10/06/2021

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Sale Deed in respect of property bearing Sy. No.85/8-A (Plot A) of village Nerul Taluka Bardez as per the plan hereby annexed. The plot/property falls within "Settlement zone" as per Regional Plan for Goa 2021, admeasuring an area 3125.00m² respectively known as "AMBEA KENI".

BOUNDARY DETAILS

NORTH: By the road Verem- Nerul.

SOUTH: By remaining property of bearing Survey No.85/8-A of Nerul village.

EAST: By property bearing Survey No.85/9 of village Nerul.

WEST: By property bearing Survey No.85/8 of village Nerul.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C., any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

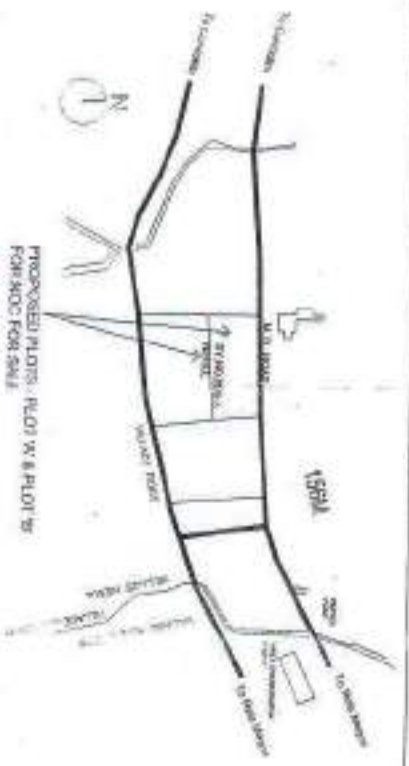
NOTE: Applicant has paid processing fees of Rs.2000/- (Rupees Two Thousand Only) vide Challan No.97 dtd. 10/06/2021.

(P. P. Bandedkar)
Dy. Town Planner

To,
Mr. Domingos Joao Xavier Da Silva,
Flat No.52, Gladys Chambers, 1st Floor,
Lady Jamshedji Road, Mahim (West),
Mumbai 400016.

**

54



LOCATION PLAN - Not to Scale

AREA STATEMENT	
AREA OF PLOT 'A'	3125 SQ.M.
AREA OF PLOT 'B'	3328 SQ.M.
AREA OF PLOT 'C'	3328 SQ.M.
AREA OF PLOT 'D'	3328 SQ.M.
AREA OF PLOT 'E'	3328 SQ.M.
AREA OF PLOT 'F'	3328 SQ.M.
AREA OF PLOT 'G'	3328 SQ.M.
AREA OF PLOT 'H'	3328 SQ.M.
AREA OF PLOT 'I'	3328 SQ.M.
AREA OF PLOT 'J'	3328 SQ.M.
AREA OF PLOT 'K'	3328 SQ.M.
AREA OF PLOT 'L'	3328 SQ.M.
AREA OF PLOT 'M'	3328 SQ.M.
AREA OF PLOT 'N'	3328 SQ.M.
AREA OF PLOT 'O'	3328 SQ.M.
AREA OF PLOT 'P'	3328 SQ.M.
AREA OF PLOT 'Q'	3328 SQ.M.
AREA OF PLOT 'R'	3328 SQ.M.
AREA OF PLOT 'S'	3328 SQ.M.
AREA OF PLOT 'T'	3328 SQ.M.
AREA OF PLOT 'U'	3328 SQ.M.
AREA OF PLOT 'V'	3328 SQ.M.
AREA OF PLOT 'W'	3328 SQ.M.
AREA OF PLOT 'X'	3328 SQ.M.
AREA OF PLOT 'Y'	3328 SQ.M.
AREA OF PLOT 'Z'	3328 SQ.M.

TITLE	PLAN SHOWING THE PROPOSED PLOTS FOR SALE IN THE PROPERTY - SURVEY NO. 85/8-A, NERUL VILLAGE, DISTRICT TALUKA, CIVIL
OWNER	MR. SURESH K. SHINDE
ARCHITECT	MR. SURESH K. SHINDE



FORM I & XIV

100012661994

Date : 22/06/2021

नमूना नं 1 व 14

Page 1 of 2

Taluka BARDEZ

Survey No. 85

तालुका

सर्वे नंबर

Village Nerul

Sub Div. No. 8-A

गांव

Name of the Field Ambaa Keni

हिस्सा नंबर

शेताचे नांव

Tenure

सत्ता प्रकार

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

Dry Crop बिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.64.51	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.64.51

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

Pot-Kharab पोट खराब

Remarks शेर

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

Grand Total एकूण
0000.64.51

Dy. Coll. Order No.15/119/2020/Part/Land/II dtd

06/10/2020 and Letter No.

9/SLR/Msp/Part/Land/182/2020/1432 dtd

Assessment : Rs. 0.00

Foro Rs. 0.00

Predial Rs. 0.00

Rent Rs. 0.00

आकार

फोर

प्रेडियल

रेंट

15/10/2020 issued by the office of the Dy. Collector, Mapusa Goa

Mapusa Goa

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Domingos Joao Xavier Da Silva alias John DSilva		74111	
2	Carmen Agnes Julia D Silva		74111	
3	Donatus Doras Da Silva		74111	
4	Roy Fernandes		74111	
5	Priya Geneveve Lynette Cardoz alias Priya Da Silva or Priya Donatus Da Silva		74111	
6	Meena Sunil Da Silva alias Meena D Cruz		74111	
7	Maria Helene Da Silva		74111	
8	Ryan Francis Fernandes		74111	
9	Nancy Susan D Silva alias Nancy Susan Fernandes		74111	
10	Kevin Frank D Silva		74111	
11	Charmaine D Silva alias Charmaine Dias		74111	
12	Sunil Fletcher Da Silva		74111	



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



FORM I & XIV

100012661994

Date : 22/06/2021

नमूना नं 1 व 14

Page 2 of 2

Taluka BARDEZ

तालुका

Village Nerul

गांव

Name of the Field Ambaa Keni

शेताचें नांव

Survey No. 85

सर्वे नंबर

Sub Div. No. 8-A

हिस्सा नंबर

Tenure

सत्ता प्रकार

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Mutation No.

फेरफार नं

Remarks

बेरा

Nil

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation नाफि जमीन		Source of irrigation	Remarks
वर्ष	सागण करणा-याचे नांव	रीत	मौसम	पिकाने नांव	Hs.Ans.Sq.Mts हे.अन.चौ.मी.	Hs.Ans.Sq.Mts हे.अन.चौ.मी.	Nature	Area क्षेत्र Hs.Ans.Sq.Mts हे.अन.चौ.मी.	सिंचनाचा सार	बेरा
	Nil									

End of Report

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





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Jun-2021 05:31:25 pm

Document Serial Number :- 2021-BRZ-2285

Presented at 04:11:41 pm on 23-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1580400
2	Registration Fee	1053600
3	Mutation Fees	2500
4	Processing Fee	4060
Total		2640560

Stamp Duty Required :1580400/-






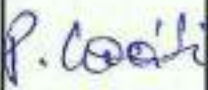















Stamp Duty Paid : 1590000/-






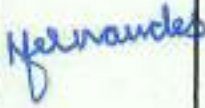


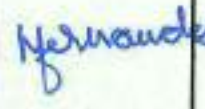






Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas POA FOR AKSHAY CHAUDHRY AND ISHOME ESTATEPVT LTD ,Father Name:Melwyn Mascarenhas ,Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H No 4 252 Porba Vaddo Calangute Bardez Goa 403516, [REDACTED] PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NANCY SUSAN DSILVA Alias NANCY SUSAN FERNANDES , Father Name:Late Maurice Silvestre Dsilva, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Service, D104 Anand Heritage CHSL Off New Link Road Kanderpada Dahisar [REDACTED] 400068, PAN No.: [REDACTED]			
2	Roy Fernandes , Father Name:Miguel Fernandes, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Service, D 104 Anand Heritage CHSL Off New Link Road, Kanderpada Dahisar West [REDACTED] 400068, PAN No.: [REDACTED]			







Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	DONATUS DORES DA SILVA , Father Name:Domingos Joao Xavier Da Silva Alias Domnic John Dasilva, Age: 60, Marital Status: Married , Gender: Male, Occupation: Other, H.No 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (WEST), Mumbai 400016, PAN No.: [REDACTED]			
4	PRIYA DONATUS DA SILVA Alias Priya Da Silva Priya Geneveve Lynette Cardoz Alias Priya Silva Alias Priya Da Silva Alias Priya Donatus Da Silva Alias Priya Silva , Father Name: Amaden Trinidadw Pascoal Cardoz, Age: 54, Marital Status: Married , Gender: Female, Occupation: Service, Priya Bungalow, 4th Cross Road, 18 I.C Colony, Borivali West Mandaneshwar 400103, PAN No.: [REDACTED]			
5	SUNIL FLETCHER DA SILVA Alias Sunil Domnic John Da Silva , Father Name:Domingos Joao Xavier Da Silva Alias Domnic John Xavier Da Silva, Age: 47, Marital Status: Married , Gender: Male, Occupation: Service, B-302 Dheeraj Godavari, Chincholi Bunder Road, Malad (West), Mumbai 400064, PAN No.: [REDACTED]			
6	MEENA SUNIL DA SILVA Alias Meena DCruz , Father Name:Inas Kajmil Dcruz, Age: 47, Marital Status: Married , Gender: Female, Occupation: Housewife, B-302 Dheeraj Godavari, Chincholi Bunder Road, Malad (West), Mumbai 400064, PAN No.: [REDACTED]			
7	Ralph Mascarenhas POA FOR AKSHAY CHAUDHRY AND ISHOME ESTATEPVT LTD , Father Name:Melwyn Mascarenhas , Age: 31, Marital Status: , Gender: Male, Occupation: Advocate, H No 4 252 Porba Vaddo Calangute Bardez Goa 403516, PAN No.: ERVPM2694N , as Power Of Attorney Holder for Akshay Chaudhry Ishom Estate Pvt Limited			
8	Siddharth Anand Shrodkar , Father Name:Anand S Shirodkar, Age: 39, Marital Status: Married , Gender: Male, Occupation: Business, H No 262 1 Dias waddo Nagao Bardez Goa P O Arpora PAN No.: [REDACTED]			
9	Shraddha Siddharth Shrodkar , Father Name:Mohandas Korgoankar, Age: 36, Marital Status: Married , Gender: Female, Occupation: Business, H No 262 1 Diaswaddo Nagao Bardez Goa Arpora 403516 PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	<p>DONATUS DORES DA SILVA , Father Name:Domingos Joao Xavier Da Silva, Age: 60,</p> <p>Marital Status: ,Gender:Male,Occupation: Service, A52, Gladys Chambers First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for DOMINGOS JOAO XAVIER DA SILVA Alias Domnic John Xavier DSilva Alias JOHN DSILVA Or DOMINGOS JOAO XAVIER DE SILVA Or DOMINGOS J DSILVA Or DOMNIC JOHN XAVIER DA SILVA</p>			
11	<p>NANCY SUSAN DSILVA Alias NANCY SUSAN FERNANDES , Father Name:Late Maurice Silvestre DSilva, Age: 45, Marital Status: ,Gender:Female,Occupation: Service, D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for CHARMAINE DIAS Alias CHARMAINE D SILVA Alias CHARMAINE JESSICA DIAS Alias CHARMAINE JESSICA DSILVA Alias CHARMAINE JESSILA DIAS</p>			
12	<p>NANCY SUSAN DSILVA Alias NANCY SUSAN FERNANDES , Father Name:Late Maurice Silvestre DSilva, Age: 45, Marital Status: ,Gender:Female,Occupation: Service, D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for KEVIN FRANK IGNATIUS DSILVA Alias KEVIN FRANK DSILVA Alias KEVIN MAURICE DSILVA</p>			
13	<p>DONATUS DORES DA SILVA , Father Name:Domingos Joao Xavier Da Silva, Age: 60,</p> <p>Marital Status: ,Gender:Male,Occupation: Other, H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for RYAN FRANCIS FERNANDES Alias Ryan Fernandes</p>			
14	<p>DONATUS DORES DA SILVA , Father Name:Domingos Joao Xavier Da Silva, Age: 60,</p> <p>Marital Status: ,Gender:Male,Occupation: Other, H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for MARIA HELENE FERNANDES Alias Maria Helene Fernandes Alias Maria Helene Da Silva</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
15	MRS NANCY SUSAN D SILVA Alias Nancy Susan Fernandes , Father Name:Late Maurice Silvestre DSilva, Age: 45, Marital Status: ,Gender:Female, Occupation: Service, D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068, PAN No.: [REDACTED], as Power Of Attorney Holder for MRS CARMEN AGNES JULIE D SILVA Alias CARMEN AGNES JULIE FERNANDES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Premdeep Kankonkar ,Age: 32,DOB: ,Mobile: 8600175410 ,Email: ,Occupation:Service , Marital status : Married , Address:403006, 32 Gawanth Chimbél Tiswadi Goa, Chimbél, Tiswadi, NorthGoa, Goa			
2	Name: Savio Monteiro ,Age: 31,DOB: ,Mobile: 8600175410 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403403, H No 425 Fetorim Piedade Divar Ilhas, H No 425 Fetorim Piedade Divar Ilhas, Goltim, Tiswadi, NorthGoa, Goa			

Sub Registrar

SUB REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-2285

Document Serial No:-2021-BRZ-2285

Book :- 1 Document

Registration Number :- **BRZ-1-2218-2021**

Date : 23-Jun-2021



Handwritten signature
23/06/2021

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

SUB-REGISTRAR
BARDEZ

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 23-Jun-2021 16:54:26

Date of Receipt: 23-Jun-2021

Receipt No : 2021-22/9/795

Serial No. of the Document : 2021-BRZ-2285

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

Received the following amounts from **Ralph Mascarenhas POA FOR AKSHAY CHAUDHRY AND ISHOME ESTATEPVT LTD** for Registration of above Document in Book-1 for the year 2021

Registration Fee	1053600	E-Challan	• Challan Number : 202100500874 • CIN Number : CPAAVMXNZ7	1053600
Processing Fee	4060	E-Challan	• Challan Number : 202100500874 • CIN Number : CPAAVMXNZ7	184400
Total Paid	1238000 (Rupees Twelve Lakhs Thirty Eight Thousands only)			

Probable date of issue of Registered Document

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized : **Ramnath Nujh**

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **23-Jun-2021**

Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar