



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

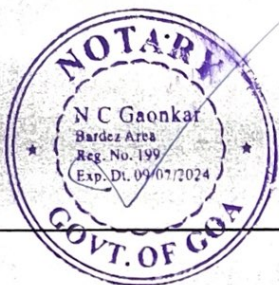
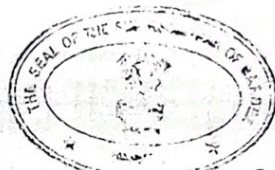
STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 3600000/-
(Rupees Thirty Six Lakhs only)

PAID VIDE E-RECEIPT NO 202300609921 DATED :17-Aug-2023,
IN THE GOVERNMENT TREASURY.



Signature

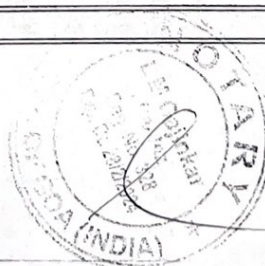
Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300054738
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4232
DATE OF PRESENTATION	:	23-Aug-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4051-2023
DATE OF REGISTRATION	:	23-Aug-2023
NAME OF PRESENTER	:	SAMARTH BAJAJ Alias BAJAJ SAMARTH Partner Of WESTSIDE ANGELS LLP
REGISTRATION FEES PAID	:	₹1800000/-
PROCESSING FEES PAID	:	₹3200/-
MUTATION FEES PAID	:	₹3000/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300609921

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 17-08-2023 14:15:47

Name and Address of Party: WESTSIDE | 7798601164
Porvorim

Service: Stamp Duty

Amount

Stamp Duty ₹ 3600000.00

Total Amount: ₹ 3,600,000.00

(Rs. Thirty Six Lakh Only)

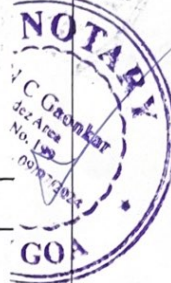
Department Data: 202300054738 NOTARY|202300054738 NOTARY

Bank ref No:

Status: Success

Payment Date: 17-08-2023 18:22:40

Reprint Date: 18/08/2023 11:36:29



Gr. No. 2023-15K2-4732
22/08/2023

DEED OF SALE

Praveer
Hunt
Praveer





This DEED OF SALE is made and executed at Mapusa, Goa, on this 23rd Day of August, 2023 (23/08/2023).

BETWEEN

1. MRS. CARLOTTA MARIA LOUISA ALVARES alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS, (hereinafter referred to as Mrs. Charlotte Maria Alvares for brevity) daughter of late Jose Nicolao Ignacio Dias alias Jose Nicolau Igancio Dias, widow of Angelo Clifford Saturnino Alvares, 78 years of age, widow, retired, Indian National, holder of PAN Card No. _____ and Aadhar Card No. _____, residing at # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 and her sons;

2. MR. NEIL ALVARES alias NEIL CHARLES ALVARES, son of late Angelo Clifford Saturnino Alvares, 48 years of age, bachelor, business, Canadian National of Indian Origin, holder of Overseas Citizen of India (OCI) Card No: _____, Pan Card No. _____;

3. MR. GAVIN JOSEPH ALVARES, son of late Angelo Clifford Saturnino Alvares, 51 years of age, married, service, Indian National, Non-Resident based in Qatar, holder of Pan Card No. _____ and Aadhar Card no. _____, residing at 89, Hill road, Near Shantadurga Petrol Pump, Fotta Vaddo, Nerul, North Goa, Goa-403114 and his wife;

4. MRS. FLAVIA THOMAS PINTO alias Flavia Maria Pinto, daughter of Thomas Angelo Pinto, wife of Gavin Joseph Alvares, 49 years of age, married, service, Indian National, holder of Pan Card No. _____ and Aadhar Card No. _____, resident of 89, Hill Road, Fotta Vaddo, Near Shantadurga Petrol Pump, Fotta Vaddo Nerul, Reis Magos, North Goa, Goa - 403114;

5. MRS. SHIRLEY ANDREA MARIA FERNANDES, daughter of late Cyril Olympio Alvares, 59 years of age, married, housewife, New Zealand National of Indian Origin, holder of Overseas Citizen of India (OCI) Card No. _____, Pan Card No. _____, and her husband;

6. MR. ANTHONY FRANCIS SAVIO FERNANDES, son of Augustine Lazarus Fernandes, 66 years of age, married, retired, New Zealand National of Indian Origin, holder of Overseas Citizen of India (OCI)

Alvares
Flavia
Shirley





Card No. _____, Pan Card No. _____, both above parties Number 5 and 6, being residents of No. 3, Carol Mansion, Sitladevi Temple Road, Mahim, Mumbai, India 400016 and presently residing at 10 Apsley Rise, Henderson, Auckland New Zealand;

7. MRS. JEAN SANDRA DIXON alias JEAN SANDRA MARISE ALVARES, daughter of late Cyril Olympio Alvares, 56 years of age, married, housewife, Portuguese National of Indian Origin, holder of Pan Card No. _____ Overseas Citizen of Indian (OCI) Card No. A2974435, and her husband;

8. MR. NIGEL JUDE DIXON, son of Ivan Reginald Dixon alias Ivan Dixon, 59 years of age, married, self-employed, St. Kitts and Nevis National, holder of Pan Card No. _____, Overseas Citizen of Indian (OCI) Card No. _____, both above parties Number 7 and 8, residents of 2431 Clover Highlands, Next to NIBM, Pisoli Road, Kondhwa, Pune, India 411048, and all parties Numbers 1 to 8 individually and collectively hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators and assigns) of the FIRST PART,

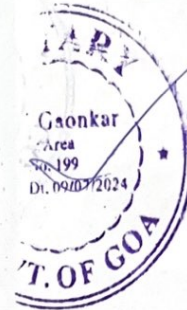
AND

WESTSIDE ANGELS LLP, an Indian Limited Liability Partnership Firm, formed under the Limited Liability Partnership Act, 2008, having Registration Number 27AADFW9810B1Z9, with its registered Head office situated at C F P No. 26-A, 1301, CTS No. 225, SATRA RESIDENCE, 14th Road, Khar West, Mumbai Suburban, Maharashtra, 400052, the said firm bearing PAN Number _____ and TAN Number MUMW06843E, and represented herein by its Managing Partner(s) MR. SAMARTH BAJAJ alias BAJAJ SAMARTH, Son of Suresh Bajaj, aged about 35 years, holding PAN card bearing No. _____ and Aadhar card bearing No. _____, Indian National, Resident of 5-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003 and (2) MRS. SASHA RAVI RAWAL, daughter of Ravi Mangaldas Rawal alias Ravi Rawal, age 35 years, married, Business, Indian National, holding PAN Card bearing No. _____ B and Aadhaar card bearing No. _____, residing at Plot A/4, Model Town CHS, Gulmohar Road 7, Juhu Vile Parle West, Mumbai, Mumbai, Maharashtra - 400049, who is duly appointed to represent the firm in this Deed, and hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning

Alvares
G. Thana
H. S.



thereof be deemed to include their successors, executors, administrators and assigns) of the OTHER PART.



WHEREAS the Vendor No. 2 herein, namely, MR. NEIL ALVARES alias NEIL CHARLES ALVARES, is represented by his duly constituted Power of Attorney holder, his immediate family member who is his brother, Mr. Gavin Joseph Alvares, the Vendor No. 3 herein, vide General Power of Attorney dated 26th April 2022, bearing Registration Number 4759/22, and executed before Notary Public J. S. Rebello on 26/04/2022, at Panaji Goa;

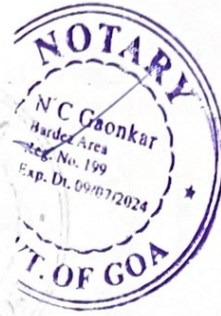
WHEREAS the Vendor No. 5 herein, namely, MRS. SHIRLEY ANDREA MARIA FERNANDES and Vendor No. 6 herein, namely, MR. ANTHONY FRANCIS SAVIO FERNANDES, both are represented by their duly constituted Power of Attorney Holder, given to their immediate family member namely, their aunt / aunt-in-law, MRS. CHARLOTTE MARIA ALVARES, widow of late Angelo Clifford Saturnino Alvares (brother of late Cyril Olympio Alvares), the Vendor No. 1 herein, vide joint Power of Attorney dated 12th January 2023, bearing Registration Number 617/23, executed before Notary Public J. S. Rebello on 12/01/2023 at Panaji Goa;

WHEREAS the Vendor No. 7 herein, namely, MRS. JEAN SANDRA DIXON alias JEAN SANDRA MARISE ALVARES and Vendor No. 8 herein, namely, MR. NIGEL JUDE DIXON, both are represented by their duly constituted Power of Attorney holder, given to their immediate family member namely their aunt / aunt-in-law, MRS. CHARLOTTE MARIA ALVARES, widow of late Angelo Clifford Saturnino Alvares (brother of late Cyril Olympio Alvares) the Vendor No. 1 herein, vide two separate Power of Attorneys (a) Power of Attorney dated 19th January 2021, bearing Registration Number 36/2021, and executed before Notary Public Subash P. Sawant on 19/01/2021 at Panaji Goa, (b) Power of Attorney dated 19th January 2021, bearing Registration Number 37/2021, and executed before Notary Public Subash P Sawant on 19/01/2021 at Panaji Goa, respectively;

WHEREAS there exists two adjoining immovable properties known as 'ARADI' or 'ARADDY XIR', situated in the ward Aradi, the first property surveyed under Survey No. 42/7, admeasuring a total area of 900 sq. mtrs, found described in the Land Registration office of Bardez as part of a larger property under Number 25779 and the second property surveyed under Survey No. 42/8, admeasuring a total area of 975 sq. mtrs, found described under Number 25781 situated at village Parra,

Alvares
G. J. Alvares
Hand





within the limits of the Village Panchayat of Parra, Taluka Bardez, District of North Goa, State of Goa, both of which are collectively hereinafter referred to as the 'Said Property', more particularly described in **SCHEDULE-I** herein under written,

AND WHEREAS the Said Property (*along with other properties*) were originally purchased by Manuel Francisco Alvares alias Manuel Inacio Julio Alvares or Manuel Francisco Ignacio Julio Alvares or Manoel Francisco Alvares or Manoel Francisco Ignacio Julio Alvares or Manoel Francisco Inacio Julio Alvares or Inacio Julio Alvares, (*hereinafter referred to as the said Manuel Francisco Alvares for brevity*) who was married to Rosa Maria De Souza alias Rosa Maria Alvares, from his cousin Jose Nicolau Alvares, vide Sale Deed dated 29/03/1924 duly executed before Notary of the judicial division of Bardez, Joao Copertino da Caridade Frias and duly registered in the Book of Deeds No. 227 of the Judicial Division Bardez on Folio No. 44(R) to 46(R),

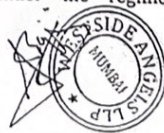
AND WHEREAS the various properties purchased vide the above Sale Deed (*including the Said Property*) are described in the Livro de Descrições Prediaes Book B66 Folio 129 to 132(R) and the various properties including the Said Property are duly inscribed in the name of said Manuel Francisco Alvares in the Registro de Transmissoes Book G25 Folio 90 under No 18793,

AND WHEREAS the property under Survey No. 48/7 is found described as part of a larger property under Number 25779 and the property under Survey No. 48/8 is found described under Number 25781 in the above Livro de Descrições Prediaes Book B66 and are both inscribed in the name of said Manuel Francisco Alvares in the above Registro de Transmissoes Book G25,

AND WHEREAS vide a further private Deed of Exchange, between the said Manuel Francisco Alvares and his two cousins namely Antonio Assuncao Alvares, Crenscencio Urbano Alvares along with their mother Mrs. Esmeralda Lobo and others, dated 25/01/1929 executed before Notary Roulu Porobo Parricar, the said parties mutually separated and consolidated the disjointed properties into conjoined, distinct independent properties with said Manuel Francisco Alvares coming into full possession of the Said Property,

AND WHEREAS the said Manuel Francisco Alvares and his wife Rosa Maria De Souza alias Rosa Maria Alvares, expired on 30/3/1942 and 5/12/1933 respectively, being married under the regime of

Alvares
Gaonkar
Hand





communion of assets, without leaving any will or any other disposition of their last wish, leaving behind their only son, Geronimo Gabriel Eleuterio Alvares alias Jeronimo Gabriel Eleuterio Alvares and also known as Geronimo Gabriel E. Alvares or Jeronimo Gabriel E. Alvares or Jeronimo Gabriel Alvares or Jeronio Gabriel Alves or Jeronio Gabriel E. Alvares or Jeronio Gabriel Alvares, or Joron Gabriel Alvares or Jeron Gabriel Alvares or Jerome Alvares or Gabriel Alvares or Jeronimo G. Eleutherio or Jerome Gabriel Alvares or Jerome Gabriel Alvares or Jeronimo G. Elentherius or Jeronimo G. Eleutherio (*hereinafter referred to as the said Geronimo, alias Jeronimo Gabriel Eleuterio Alvares for brevity*),

AND WHEREAS the said Geronimo, alias Jeronimo Gabriel Eleuterio Alvares was married to Mrs. Lavinia Arcela Estefania Alvares in his one and only nuptial,

AND WHEREAS the said Geronimo, alias Jeronimo Gabriel Eleuterio Alvares expired on 26/11/1978 leaving behind his widow, Mrs. Lavinia Arcela Estefania Alvares and as his sole and universal heirs, his three sons:

(a) Mr. Felix Anthony Hilaric Alvares alias Felix Alvares alias Felix Anthony Alvares, bachelor;

(b) Mr. Angelo Clifford Saturnino Alvares alias Clifford Saturnino Alvares married to Mrs. Charlotte Maria Alvares and;

(c) Mr. Cyril Olympio Alvares alias Cyril Alvares married to Yvonne Carol Jane Alvares alias Yvonne Carol Alvares or Yvonne C. Alvares or Yvonne Alvares or Yvonne Carol Jane Sequeira.

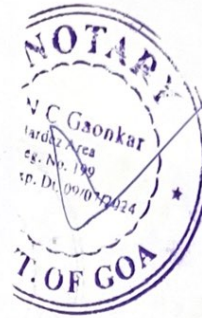
AND WHEREAS the said son (a) Felix Anthony Hilaric Alvares alias Felix Alvares alias Felix Anthony Alvares predeceased his mother, having expired on 10/11/2001 in the status of bachelor,

AND WHEREAS the said son (b) Angelo Clifford Saturnino Alvares alias Clifford Saturnino Alvares also expired on 10/10/1994 leaving behind his widow, said Mrs. Charlotte Maria Alvares the Vendor No. 1 herein and his two sons namely, Mr. Neil Alvares alias Neil Charles Alvares bachelor, the Vendor Nos. 2 and Mr. Gavin Joseph Alvares married to Mrs. Flavia Thomas Pinto alias Flavia Maria Pinto, the Vendor Nos. 3 and 4 respectively,

Alvares
Alvares
Hand



AND WHEREAS the said Yvonne Carol Jane Alvares expired on 14/11/2006 leaving behind her widower, Mr. Cyril Olympio Alvares alias Cyril Alvares and her two daughters, namely, Mrs. Shirley Andrea Maria Fernandes married to Mr. Anthony Francis Savio Fernandes the Vendor Nos. 5 and 6 respectively and Mrs. Jean Sandra Dixon alias Mrs. Jean Sandra Marise Alvares married to Mr. Nigel Jude Dixon, the Vendor Nos. 7 and 8 respectively.



AND WHEREAS an Inventory proceedings No. 63/2005/A was initiated on the death of the said Manuel Francisco Alvares by their family members, with the appointed Cabeça de Casal namely Vendor No. 1 herein, said Mrs. Charlotte Maria Alvares.

AND WHEREAS in the said Inventory Proceedings the Said Property bearing Survey No. 42/7 and 42/8, in the List of Assets, came to be allotted jointly to the widow of the said Geronimo alias Jeronimo Gabriel Eleuterio namely;

- (1) Mrs. Lavinia Arcela Estefania Alvares (Lifetime Usufructuary Right);
- (2) Mrs. Charlotte Maria Alvares in the status of widow and her sons,
- (3) Gavin Joseph Alvares, (4) Mr. Neil Alvares alias Neil Charles Alvares;
- (5) Mr. Cyril Olympio Alvares alias Cyril Alvares in the status of widower and his daughters, (6) Mrs. Shirley Andrea Maria Fernandes married to (7) Mr. Anthony Francis Savio Fernandes and (8) Mrs. Jean Sandra Dixon alias Mrs. Jean Sandra Marise Alvares married to (9) Mr. Nigel Jude Dixon,

AND WHEREAS the names of said Mrs. Carlotta Maria Louisa Alvares alias Charlotte Maria Alvares, Mr. Gavin Joseph Alvares, Mr. Neil Charles Alvares, Mr. Cyril Olympio Alvares, Mrs. Shirley Andrea Maria Fernandes, Mr. Anthony Francis Savio Fernandes, Mrs. Jean Sandra Dixon and Mr. Nigel Jude Dixon are appearing in the Occupant's Column of the Form I & XIV in respect of the Said property Surveyed under No. 42/7 and 42/8 admeasuring 900 and 975 sq. meters respectively of Village Parra, Bardez, Goa.



AND WHEREAS the said Mrs. Lavinia Arcela Estefania Alvares expired on 27/May/2010 and therefore her lifetime usufructuary right thus stands extinguished.

AND WHEREAS the said son (c) Mr. Cyril Olympio Alvares alias Cyril Alvares expired on 21/January/2019 in the status of widower and his heirs and their spouses, namely Vendors 5 to 8, are already party to the present deed.

Alvares
Neil Charles
Shirley



AND WHEREAS the Purchaser has approached the Vendors with an offer to Purchase the Said Property for valuable consideration which offer the Vendors have graciously accepted and have therefore executed the present Deed.



AND WHEREAS the Purchaser has requested the Vendors for all the relevant title documents for inspection and for taking independent legal opinion / counsel in respect to the Title of the Said Property to the satisfaction of the Purchaser, which the Vendors have provided in full and which the Purchaser hereby acknowledges.

AND WHEREAS the Advocate for the Purchaser has issued Public Notice of Purchase in the local newspapers has not received any third-party claim objecting to the sale and purchase of the Said Property thereby making the Said property free from third party claims.

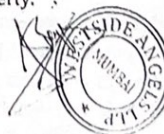
AND WHEREAS the Purchaser has undertaken physical inspection and survey of the Said Property and has found the Said Property to be free from physical encumbrances, having no structures except the Alvares family chapel of Santa Cruz on the eastern boundary of Survey 42/7 and both properties having access on the Eastern Side (Road) and only property under Survey 42/8 having access on the Western Side (Road).



AND WHEREAS the Purchaser has carried out a physical land survey of the Said Property with a government registered Land Surveyor for demarcation of the boundaries of the Said Property and the said Land Surveyor has found that the physical boundaries / walls on-site are in variance with the Land Survey plan, which is demarcated in the annexed PLAN contained in **SCHEDULE-II** hereto, which the Purchaser is aware of, and that this variance along with any changes in the said physical boundaries and areas of the plots, is hereby deemed to be fully acceptable to the Purchaser.

AND WHEREAS the Purchaser has undertaken a due diligence title search and the Purchaser is satisfied that the Said Property has a clear marketable title and that the Said Property is free from all encumbrances, liens, charges, mortgages, etc., and the Vendors have all right, title and interest to sell the Said Property.

[Handwritten signatures]
Alvares
G. Alvares
H. Alvares



NOW THEREFORE THIS DEED WITNESSETH AS UNDER:-



1. That in full and final consideration, the total sum of Rs. 6,00,00,000/- (Rupees Six Crores Only), is paid by the Purchaser to the Vendors in the proportion of shares allotted to the Vendors through the said Inventory Proceedings, and that from the said sum of Rs. 6,00,00,000/- (Rupees Six Crores Only), the applicable TDS (Tax Deducted at Source) liable to be deducted, as specified in **SCHEDULE-III** (Payment Schedule) annexed hereto, shall be deposited by the Purchaser, into the PAN Tax Account credit of the respective Vendors, within the government mandated time period upon the execution of this Sale Deed; the sum of which the Vendors do hereby admit and acknowledge of having duly received (*less the amount of said TDS*) in their respective bank accounts, and subject to the said TDS being credited into their respective Tax Accounts; the Vendors by the present Deed have sold, transferred and conveyed the Said Property, 'ARADI' or 'ARADDY XIR', situated in the ward Aradi; surveyed under Survey No. 42/7, admeasuring a total area of 900 sq. mtrs, and surveyed under Survey No. 42/8, admeasuring a total area of 975 sq. mtrs, situated at village Parra, within the limits of the Village Panchayat of Parra, Taluka Bardez, District of North Goa, State of Goa, as described in said **Schedule I** (Property Description) and demarcated in said **Schedule II** (Plan), absolutely to the Purchaser with all the right title, access, interest, ways, trees, privileges and appurtenances of whatsoever nature as covenanted in this Sale Deed, **TO HAVE, HOLD AND TO ENJOY** the same forever, free from any charges or encumbrances of whatsoever nature and the possession of which has been delivered by the Vendors to the Purchaser.

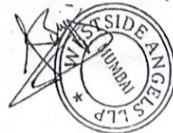


2. The Vendors represent to the Purchaser that they are the absolute owners in possession of the Said Property and that there exists no other person / persons / institution / institutions / entity who may have / has any right, claim, title or interest of whatsoever nature to the Said Property.

3. That the Purchaser shall hereinafter enter upon and enjoy the Said Property, as their absolute property without any interference of any person whatsoever.

4. The Vendors declare that they have not entered into / executed any other Agreement of Sale / Memorandum of Understanding / Lease / Deed of Sale in respect of the Said Property described in the Schedule herein under and further specifically declares that they have not

Alvarez
Alvarez
Hms



created rights / third Party rights of whatsoever nature, in favour of any person / persons, natural or Juristic, in respect of the Said Property.



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

6. That on the execution of this deed of sale, the Purchaser shall and may at all times hereinafter peacefully and quietly enter into and possess the said Property hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendors or from any person claiming through or under them.

7. The Vendors do hereby covenant with the Purchaser that they shall save the Purchaser harmless in the event of any other person / persons, natural or juristic, claiming any right, title or interest in the Said Property.

8. The Vendors covenant with the Purchaser that the Said Property is not the subject matter of any lis - pendens and / or attachment and / or mortgage and / or charge and / or lien and / or lease and / or license and the same is sold to the Purchaser free from all encumbrances of whatsoever nature.

9. The Vendors shall at all times do any reasonable and lawful acts, deeds and things; as and when requested by the Purchaser and at the cost of the Purchaser; to be done for the purpose of giving effect to the present Deed and as may be required for the purpose of completely conveying the Said Property unto the Purchaser.

10. That in case of any legally sustainable defect found in the title of the Vendors in the Said Property hereby sold, and / or in the present conveyance then the Vendors do hereby agree and undertake to obtain necessary clearance and execute and reasonable and lawful rectification Deeds at the request of the Purchaser for more perfectly conveying the Said Property sold unto the Purchaser, the costs of the above which will be borne solely by the Vendors.



[Handwritten signatures of the Vendors]



11. The Vendors do also covenant, that, if, in the event of a legally sustainable and valid third-party claim arising from any defect in the Title; the Purchaser is deprived of the whole or any part / share of the Said Property, the Vendors shall compensate the Purchaser to that extent of the sale price affixed herein, on a per square meter pro-rata basis, for the said whole or part / share of the property upon which there is the said legally sustainable and valid third-party claim.



12. That Vendors shall at all times hereinafter indemnify and keep indemnified the Purchaser and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title or any non-compliances in the said Property or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

13. The Vendors further covenants that the title to the Said Property hereby sold, subsists in their favor alone and that they alone are Vendors and have complete authority and right to sell the same.

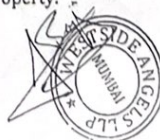
14. The Vendors further covenant with the Purchaser that the Purchaser may apply for and obtain mutation entry in relation to the Said Property, transferred and conveyed in their names in all the relevant records and registers of the Government and other local bodies like the Village Panchayat, Talathi, Survey Records, etc. so on or any other procedure / process as may be required to effectively transfer the title of the Said Property and that the Vendors have herein stated that they have NO-OBJECTION to the same.

15. That all notices shall be deemed to be validly sent if sent by registered post acknowledgement due, to the parties hereto at the address of the party as herein above stated.

16. That all the costs and expenses necessary and incidental to the preparation execution and registration of the present Deed of Sale before the Office of the Sub Registrar of Mapusa, Bardez, Goa, shall be borne by the Purchaser.

17. That the Purchaser have through their advocate Shivan S. Dessai, published a Public Notice dated 14/06/2023 and issued in the local daily newspaper "The Navhind Times" calling for any claims or objections and no response / objection / reply has been received towards the sale and purchase of the Said property.

Shivan S. Dessai
Shivan S. Dessai
Shivan S. Dessai



18. The Vendors and Purchaser hereby declare that the Said Property is Non-Agricultural Property by definition of the "The Goa Restriction on Transfer of Agricultural Land Act, 2023 (Goa Act 18 of 2023)".

19. The Vendor and Purchaser hereby declare that this document and transaction is complying with Foreign Exchange Management Act 1999 and the Reserve Bank of India Guidelines. The Office of the Sub-Registrar cum Civil Registrar, Bardez, shall not be responsible if the parties violate FEMA or / and RBI Guidelines.

20. That any and all matters related directly or indirectly to this conveyance and associated matters pertaining to this conveyance and transfer, falls solely under the jurisdiction of the Authorities and the Courts of the State of Goa, and / or under the jurisdiction of the Goa Bench of the Bombay High Court, and no other.

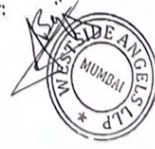
21. That the Vendor and the Purchaser hereby declares that the Said Property in this transaction does not belong to Schedule Caste / Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

22. That the Stamp duty @6% is paid i.e Rs. 36,00,000/- (Rupees Thirty Six Lakhs only) is paid vide Challan No. 202300609921, dated 17/08/2023 and Registration Fee and Processing Fee @ 3% is paid i.e 18,03,200/- (Rupees Eighteen Lakhs Three Thousand Two Hundred Only) is paid herewith vide Challan bearing No. 202300609912 dated 17/08/2023 and Mutation fees of Rs. 3,000/- (Rupees Three Thousand Only) is paid vide challan No. 202300609915 and 202300609917, dated 17/08/2023.

SCHEDULE - I
(PROPERTY DESCRIPTION)

(1) All that immovable property known as 'ARADDY XIR' alias 'ARADI', admeasuring 900 sq. mtrs, situated in the ward Aradi, surveyed under Survey No. 42/7, of village Parra, within the limits of the Village Panchayat of Parra, Taluka Bardez, District of North Goa, State of Goa, originally found described as part of a larger property in the Land Registration office of Bardez under Number 25779, in the Livro de Descrições Prediais B66, Folio 129V, but not found enrolled in the Taluka Revenue office, bounded as under:

[Handwritten signatures]



On the East :-

Partly by Public Road and partly by the chapel of Santa Cruz.

On the West :-

By property surveyed under Survey No. 42/6.

On the North :-

Partly by property surveyed under Survey No. 42/4 and by Property surveyed under Survey No. 42/5.

On the South :-

By Property surveyed under Survey No. 42/8.



(2) All that immovable property known as 'ARADDY XIR' alias 'ARADI', admeasuring 975 sq. mtrs, situated in the ward Aradi, surveyed under Survey No. 42/8, of village Parra, within the limits of the Village Panchayat of Parra, Taluka Bardez, District of North Goa, State of Goa, found described in the Land Registration office of Bardez under Number 25781, in the Livro de Descrições Prediais B66, Folio 130V, but not found enrolled in the Taluka Revenue office, bounded as under:

On the East :-

By Public Road.

On the West :-

By Public Road.

On the North :-

Partly by property surveyed under Survey No. 42/6 and partly by Property surveyed under Survey No. 42/7.

On the South :-

By Property surveyed under Survey No. 42/9.



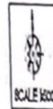
Almeida
Thur
G. M. Wadia



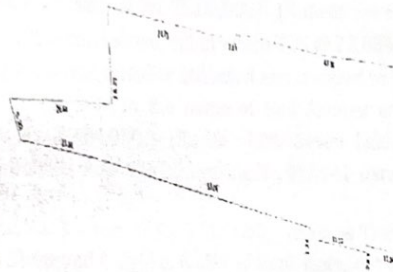
**SCHEDULE - II
(COMBINED PLAN)**



Plan
Showing Plot Bearing Survey No 42/7&8
At Village Parra Of Bardez Taluka



Plot Boundary



Quares
Phis



SCHEDULE - III
(PAYMENT SCHEDULE)



The total sum of Rs. Six Crores only (Rs. 6,00,00,000/-) including the TDS (Tax Deducted at Source), as applicable to each individual, shall be paid as follows, as per the proportion of shares in the said Inventory Proceedings:

A.) Vendor No. 1 a sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) i.e. 25% of total share, out of which TDS @ 1% (One Percent) is deducted and credited to PAN Tax Credit Account AEAPA3976P in the name of Charlotte Maria Alvares and the balance amount of Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakhs Fifty Thousand Only) is paid vide DD bearing No. 003044, dated 22/08/2023.

B.) Vendor No. 2 a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) i.e. 12.5% of total share, out of which TDS @ 22.88% (Twenty Two decimal Eight Eight percent) is deducted and credited to PAN Tax Credit Account AFYPA6236M in the name of Neil Alvares and the balance amount of Rs. 57,84,000/- (Rupees Fifty Seven Lakhs Eighty Four Thousand Only) is paid vide DD bearing No. 003041, dated 22/08/2023.

C.) Vendor No. 3 a sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty Thousand Only) i.e. 6.25% of total share, out of which TDS @ 20.80% (Twenty decimal Eight Zero percent) is deducted and credited to PAN Tax Credit Account AKMPA5562F in the name of Gavin Joseph Alvares and the balance amount of Rs. 29,70,000/- (Rupees Twenty Nine Lakhs Seventy Thousand Only) is paid vide DD bearing No. 003043 dated 22/08/2023.

D.) Vendor No. 4 a sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty Thousand Only) i.e. 6.25% of total share, out of which TDS @ 1% (One Percent) TDS deducted and credited to PAN Tax Credit Account AQNPP0304P in the name of Flavia Thomas Pinto and the balance amount of Rs. 37,12,500/- (Rupees Thirty Seven Lakhs Twelve Thousand Five Hundred only) is paid vide DD bearing No. 003042 dated 22/08/2023.

E.) Vendor No. 5 a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) i.e. 12.5% of total share, out of which TDS @ 22.88% (Twenty Two decimal Eight Eight percent) is deducted and credited to PAN Tax Credit Account AFJPF0945H in the name of Shirley Andrea Maria Fernandes and the balance amount of Rs. 57,84,000/- (Rupees Fifty Seven Lakhs

[Handwritten signatures]



Eighty Four Thousand Only) is paid vide DD bearing No. 003040, dated 22/08/2023.



F.) Vendor No. 6 a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) i.e. 12.5% of total share, out of which TDS @ 22.88% (Twenty Two decimal Eight Eight percent) is deducted and credited to PAN Tax Credit Account AFJPF0939F in the name of Anthony Francis Savio Fernandes and the balance amount of Rs. 57,84,000/- (Rupees Fifty Seven Lakhs Eighty Four Thousand Only) is paid vide DD bearing No. 003039, dated 22/08/2023

G.) Vendor No. 7 a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) i.e. 12.5% of total share, out of which TDS @ 22.88% (Twenty Two decimal Eight Eight percent) is deducted and credited to PAN Tax Credit Account AHNPD3096R in the name of Jean Sandra Marise Alvares and the balance amount of Rs. 57,84,000/- (Rupees Fifty Seven Lakhs Eighty Four Thousand Only) is paid vide DD bearing No. 003038, dated 22/08/2023

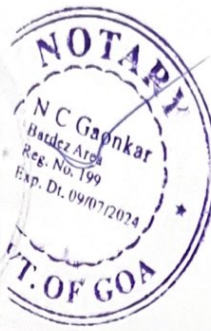
H.) Vendor No. 8 a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) i.e. 12.5% of total share, out of which TDS @ 22.88 (Twenty Two decimal Eight Eight percent) TDS deducted and credited to PAN Tax Credit Account AACPD3948A, in the name of Nigel Jude Dixon and the balance amount of Rs. 57,84,000/- (Rupees Fifty Seven Lakhs Eighty Four Thousand Only) is paid vide DD bearing No. 003037, dated 22/08/2023

IN WITNESS WHEREOF the Parties hereto, the VENDORS set their respective hands on the date and at the place first hereinabove written.

Alvares
Gaonkar
Hind



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
VENDOR No. 1
(For Self and as a POA holder
for VENDOR NO. 5, 6, 7 and 8)



Alvares

Alvares

MRS. CARLOTTA MARIA LOUISA ALVARES
alias CHARLOTTE MARIA ALVARES ALIAS
CHARLOTTE ALVARES OR CARLOTTA
MARIA LOUISA ALVARES OR CHARLOTTE
M. ALVARES or C. M. ALVARES OR CARLOTTA
MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS

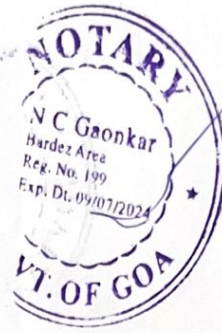


LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Alvares
Alvares
Hus



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
VENDOR No. 3
(For Self and as a POA holder
for VENDOR NO. 2)



Gavin Alvares

Gavin Alvares

MR. GAVIN JOSEPH ALVARES

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Gavin Alvares
Hand

Alvares



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
VENDOR No. 4



Flavia

MRS. FLAVIA THOMAS PINTO

Flavia

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Quare

Quare

Flavia



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASER
WESTSIDE ANGELS LLP
through its Managing Partner No. 1
for self and as POA holder for Partner No. 2



MR. SAMARTH BAJAJ alias
BAJAJ SAMARTH



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



IN PRESENCE OF WITNESSES

1. MR. TEJAS DHARGALKAR

Address: H. No. 376/1, Behind K K Tailor, St Inez Panaji Goa - 403001.

2. MISS. NAMRATA DAMODAR SHANKE

Address: H. No. 257 Near St. Francis Xavier Chapel near Government
Primary School Duler Shelpem Mapusa North Goa Goa - 403507.



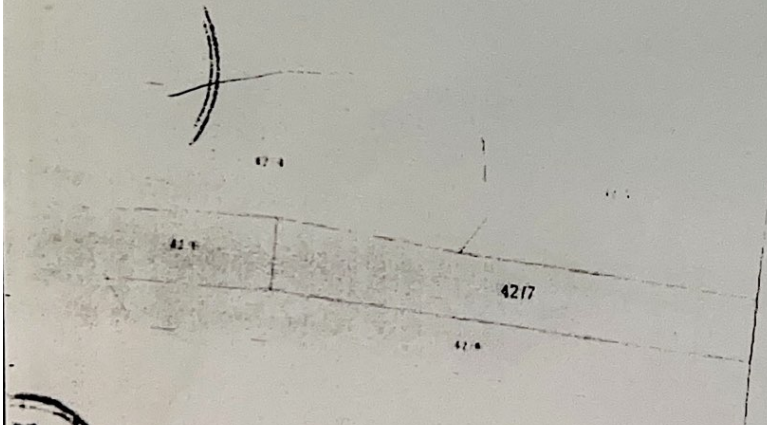


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Parra Village
Survey No.: 42, Subdivision No.: 7



Scale 1:1000

Reference No.: REV192341303



Bardez

Goa

Hand

This record is computer generated on 21-08-2023 04:36:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

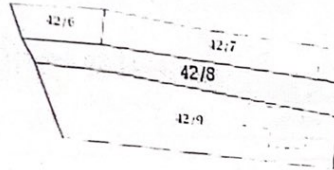


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Parra Village
Survey No.: 42, Subdivision No.: 8



Scale 1:2000

Reference No.: REV192341305



Awates
Goffwates
Hus



This record is computer generated on 21-08-2023 04:46:31. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Date: 21/08/2023

FORM I & XIV
नमुना नं १ व १४Taluka BARDEZ
तालुका
Village Parra
गांव
Name of the Field Aradi
शेताचे नांव

Page 1 of 2

Survey No. 42
सर्वे नंबर
Sub Div. No. 7
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.08.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.75

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.25	0000.00.00	0000.00.25	0000.09.00

Remarks शेरा

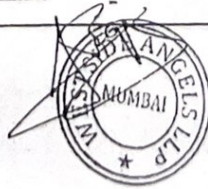
Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant आवाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Carlotta Maria Louisa Alvares alias Charlotte Maria Alvares		37619	
2	Nigel Jude Dixon		37619	
3	John Sandra Dixon		37619	
4	Anthony Francis Savio Fernandes		37619	
5	Shirley Andrea Maria Fernandes		37619	
6	Cyril Olympio Alvares		37619	
7	Neil Charles Alvares		37619	
8	Gavin Joseph Alvares		37619	

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

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

Alvares
Alvares
Hunt



**FORM I & XIV**

नमुना नं १ व १४

100017690937



Date: 21/08/2023

Page 2 of 2

Taluka: BARDEZ

Village: Parra

Name of the Field: Aradi

Field Name:

Survey No. 42

सर्वे नंबर

Sub Div. No. 7

हिस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for Cultivation	Source of irrigation	Remarks
	तागण करणाऱ्याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	निचनांचा प्रावि	शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	
	Nil								

End of Report

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



The record is computer generated on 21/08/2023 at 4:44:04PM as per Online Reference Number - 100017690937. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

Barde
G. Gaonkar
Print



Date : 21/08/2023



FORM I & XIV
नमुना नं १ व १४



Taluka

तालुका

Village

गाव

Name of the Field

शेताचे नांव

BARDEZ

Parra

Aradi

Page 1 of 2

Survey No. 42

सर्वे नंबर

Sub Div. No. 8

हिसा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Kor	Morad	Total Cultivable Area
खिरायत	बागायत	वरी	खाजन	कोर	मोराद	एकूण लागण क्षेत्र
0000.09.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.75

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

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

Grand Total
एकूण
0000.09.75

Remarks शेर

Assessment

आकार

Rs. 0.00

Foro

फोर

Rs. 0.00

Predial

प्रेडियल

Rs. 0.00

Rent

रेंट

Rs. 0.00

S.No.

Name of the Occupant

कब्जेदाराचे नांव

Khata No.

खाते नंबर

Mutation No.

फेरफार नं

Remarks

शेर

1	Carlotta Maria Louisa Alvares alias Charlotte Maria Alvares		37610	
2	Gavin Joseph Alvares		37610	
3	Neil Charles Alvares		37610	
4	Cyril Olympio Alvares		37610	
5	Shirley Andrea Maria Fernandes		37610	
6	Anthony Francis Savio Fernandes		37610	
7	Jean Sandra Dixon		37610	
8	Nigel Jude Dixon		37610	

S.No.

Name of the Tenant

कुट्याचे नांव

Khata No.

खाते नंबर

Mutation No.

फेरफार नं

Remarks

शेर

1	Nil			
---	-----	--	--	--

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार

Mutation No.

फेरफार नं

Remarks

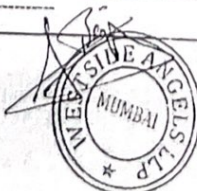
शेर

	Nil			
--	-----	--	--	--

Alvares

Gaonkar

Shuk



Date: 21/08/2023



FORM I & XIV
नमुना नं १ व १४



Taluka

BARDEZ

Village

Parra

गाव

Name of the Field

Aradi

शेताचे नांव

Page 2 of 2

Survey No. 42

सर्वे नंबर

Sub Div. No. 8

हिस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील									
Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	अधिक जमीन		निचताचा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	पारि
	Nil								

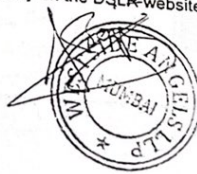
For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

End of Report

The record is computer generated on 21/08/2023 at 4:47:39PM as per Online Reference Number - 100017691079. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Handwritten signatures and initials:
G. W. W. W.
H. W. W.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Aug-2023 01:40:16 pm

Document Serial Number :- 2023-BRZ-4232

Presented at 01:30:02 pm on 23-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	3600000
3	Mutation Fees	1800000
4	Processing Fee	3000
		3200
	Total	5406200

Stamp Duty Required :3600000/-

Stamp Duty Paid : 3600000/-



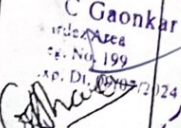
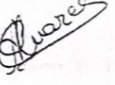
Sr.No	Party Name and Address	Photo	Thumb	Signature
1	SAMARTH BAJAJ Alias BAJAJ SAMARTH Partner Of WESTSIDE ANGELS LLP ,Father Name:Suresh Bajaj, Age: 35, Marital Status: , Gender:Male, Occupation: Business, Address1 - 5-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003, Address2 - , PAN No.:			

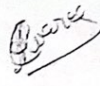
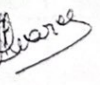
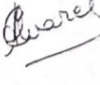
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C.M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father Name:Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: Widow , Gender:Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa, PAN No.:			



		Photo	Thumb	Signature
2	<p>MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS, Father Name: Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Ago: 78, Marital Status: Widow, Gender: Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa, PAN No.: [REDACTED]</p>			
3	<p>GAVIN JOSEPH ALVARES, Father Name: Angelo Clifford Saturnino Alvares, Age: 51, Marital Status: Married, Gender: Male, Occupation: Service, 89, Hill road, Near Shantadurga Petrol Pump, Fotta Vaddo, Nerul, North Goa, Goa, PAN No.: [REDACTED]</p>			
4	<p>GAVIN JOSEPH ALVARES, Father Name: Angelo Clifford Saturnino Alvares, Age: 51, Marital Status: Married, Gender: Male, Occupation: Service, 89, Hill road, Near Shantadurga Petrol Pump, Fotta Vaddo, Nerul, North Goa, Goa, PAN No.: [REDACTED]</p>			
5	<p>FLAVIA THOMAS PINTO, Father Name: Thomas Angelo Pinto, Age: 49, Marital Status: Married, Gender: Female, Occupation: Service, 89, Hill Road, Fotta Vaddo, Near Shantadurga Petrol Pump, Fotta Vaddo Nerul, Rels Magos, North Goa, Goa, PAN No.: [REDACTED]</p>			
6	<p>FLAVIA THOMAS PINTO, Father Name: Thomas Angelo Pinto, Age: 49, Marital Status: Married, Gender: Female, Occupation: Service, 89, Hill Road, Fotta Vaddo, Near Shantadurga Petrol Pump, Fotta Vaddo Nerul, Rels Magos, North Goa, Goa, PAN No.: [REDACTED]</p>			
7	<p>SAMARTH BAJAJ Alias BAJAJ SAMARTH Partner Of WESTSIDE ANGELS LLP, Father Name: Suresh Baja], Age: 35, Marital Status: , Gender: Male, Occupation: Business, 5-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003, PAN No.: [REDACTED]</p>			
8	<p>SAMARTH BAJAJ Alias BAJAJ SAMARTH Partner Of WESTSIDE ANGELS LLP, Father Name: Suresh Baja], Age: 35, Marital Status: , Gender: Male, Occupation: Business, 5-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003, PAN No.: [REDACTED]</p>			

Party Name and Address		Photo	Thumb	Signature
9	<p>GAVIN JOSEPH ALVARES , Father Name:Angelo Clifford Saturnino Alvares, Age: 51, Marital Status: , Gender:Male,Occupation: Service, 89, Hill road, Near Shantadurga Petrol Pump, Fotta Vaddo, Nerul, North Goa, Goa-403114, PAN No.: , as Power Of Attorney Holder for NEIL ALVARES Alias NEIL CHARLES ALVARES</p>			 C Gaonkar Notary Public No. 199 Exp. Dt. 01/01/24 GOA
10	<p>GAVIN JOSEPH ALVARES , Father Name:Angelo Clifford Saturnino Alvares, Age: 51, Marital Status: , Gender:Male,Occupation: Service, 89, Hill road, Near Shantadurga Petrol Pump, Fotta Vaddo, Nerul, North Goa, Goa-403114, PAN No.: , as Power Of Attorney Holder for NEIL ALVARES Alias NEIL CHARLES ALVARES</p>			 C Gaonkar
11	<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father Name:Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender:Female,Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for SHIRLEY ANDREA MARIA FERNANDES</p>			 C Gaonkar
12	<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father Name:Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender:Female,Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for SHIRLEY ANDREA MARIA FERNANDES</p>			 C Gaonkar
13	<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father Name:Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender:Female,Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for ANTHONY FRANCIS SAVIO FERNANDES</p>			 C Gaonkar

Address	Photo	Thumb	Signature
<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father</p> <p>14 Name: Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender: Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for ANTHONY FRANCIS SAVIO FERNANDES</p>			
<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father</p> <p>15 Name: Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender: Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for JEAN SANDRA DIXON Alias JEAN SANDRA MARISE ALVARES</p>			
<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father</p> <p>16 Name: Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender: Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for JEAN SANDRA DIXON Alias JEAN SANDRA MARISE ALVARES</p>			
<p>CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father</p> <p>17 Name: Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: , Gender: Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for NIGEL JUDE DIXON</p>			

Sl. No.	Party Name and Address	Photo	Thumb	Signature
18	CARLOTTA MARIA LOUISA ALVARES Alias CHARLOTTE MARIA ALVARES ALIAS CHARLOTTE ALVARES OR CARLOTTA MARIA LOUISA ALVARES OR CHARLOTTE M. ALVARES Or C. M. ALVARES OR CARLOTTA MARIA LOUISA DIAS OR CHARLOTTE MARIA DIAS , Father Name: Jose Nicolao Ignacio Dias Alias Jose Nicolau Igancio Dias, Age: 78, Marital Status: Gender: Female, Occupation: Other, # 89, Fotta Vaddo, Nerul, Bardez, Nerul, North Goa, Goa-403114 , PAN No.: , as Power Of Attorney Holder for NIGEL JUDE DIXON			
19	SAMARTH BAJAJ Alias BAJAJ SAMARTH , Father Name: Suresh Bajaj, Age: 35, Marital Status: Gender: Male, Occupation: Business, 5-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003 , PAN No.: , as Power Of Attorney Holder for SASHA RAVI RAWAL Partner Of WESTSIDE ANGELS LLP			
20	SAMARTH BAJAJ Alias BAJAJ SAMARTH , Father Name: Suresh Bajaj, Age: 35, Marital Status: Gender: Male, Occupation: Business, 5-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003 , PAN No.: , as Power Of Attorney Holder for SASHA RAVI RAWAL Partner Of WESTSIDE ANGELS LLP			

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

Sl. No.	Party Name and Address	Photo	Thumb	Signature
1	Name: TEJAS MADHAV DHARGALKAR, Age: 24, DOB: , Mobile: 7083611983 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, E-376/1 behind K K Tailor st Inez Panaji St Inez North Goa Goa-403001 , Panaji, Tiswadi, North Goa, Goa			
2	Name: NAMRATA DAMODAR SHANKE, Age: 27, DOB: , Mobile: 9011056586 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, H. No. 257 Near St. Francis Xavier Chapel near Government Primary School Duler Shelpem Mapusa North Goa Goa, Mapusa, Bardez, North Goa, Goa			

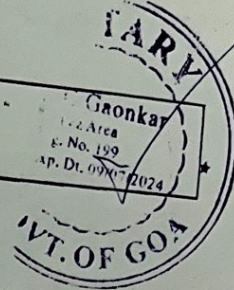
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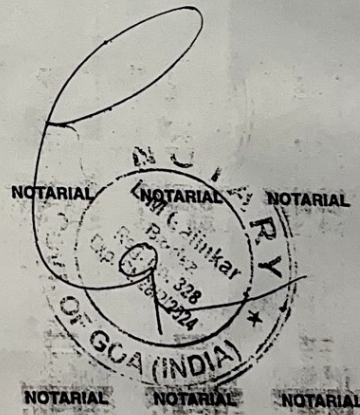
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NOTARY AT BARDEZ
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N. C. Gaonkar
N. C. GAONKAR
Advocate & Notary
Mapusa Bardez - Goa
Sr. No. 3548/23

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