



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



STAMP DUTY CERTIFICATE

679

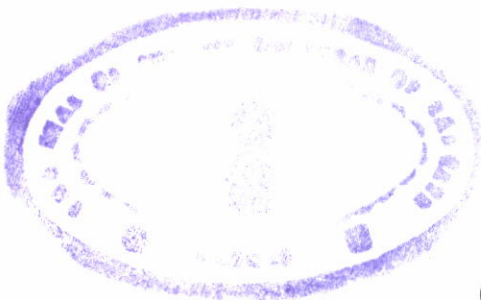
ENDORSEMENT

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

Stamp Duty Of :₹ 1150000/-

(Rupees Eleven Lakhs Fifty Thousands only)

PAID VIDE E-RECEIPT NO 202300098958 DATED :06-Feb-2023,
IN THE GOVERNMENT TREASURY.



[Signature]

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300004155
DOCUMENT SERIAL NUMBER	:	2023-MGO-679
DATE OF PRESENTATION	:	15-Feb-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-651-2023
DATE OF REGISTRATION	:	15-Feb-2023
NAME OF PRESENTER	:	Siddhaya Pai Angle
REGISTRATION FEES PAID	:	₹690000/-
PROCESSING FEES PAID	:	₹2040/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300098958

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 2/6/2023 11:24:44 AM

Name and Address of Party : NanuEstates | 8550998361
Margao Goa

Service:

Stamp Duty

Amount

Stamp Duty

₹ 1150000.00

Total Amount : ₹ 1,150,000.00

(Rs. Eleven Lakh Fifty Thousand Only)

Department Data:

202300004155 NOTARY|202300004155 NOTARY

Bank ref No:

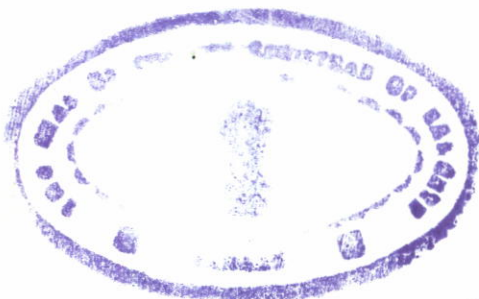
Status:

Success

Payment Date:

2/6/2023 11:33:41 AM

Reprint Date: 06/02/2023 14:28:20



Siddhaya Rai Angle

NIRESH NAIK

DEED OF SALE

Rosada H.P. Fernandes

RECEIVED
OFFICE OF THE
SHERIFF



Chapman & Co.

WIRELESS MARK

DEPT. OF JUSTICE

RECEIVED
JAN 10 1913

THIS DEED OF SALE is made at Margao, Goa, on this 09th day of February of the year Two Thousand Twenty Three (09.02.2023);

BETWEEN

1. Mrs. **MARIA LIBIA ISABELA PEREIRA** alias **MARIA LIBIA PEREIRA**, daughter of late Antonio Roque Xavier Fernandes and widow of late Manuel Rosario Pereira, aged 82 years, U.S. National of Indian Origin holding Overseas Citizen of India Card No. A875158, Income Tax PAN [REDACTED], housewife, Email ID: rpj2006@comcast.net;
2. Mr. **ROMULUS SAVIO PEREIRA**, son of late Manuel Rosario Pereira, aged 56 years, U.S. National of Indian Origin holding Overseas Citizen of India Card No. A 1846649, Income Tax PAN [REDACTED], service, married, Email ID: rpj2006@comcast.net;
3. Miss. **DAWN MARIA PEREIRA**, daughter of late Manuel Rosario Pereira, aged 54 years, Indian National holding Income Tax PAN [REDACTED], Email ID: rpj2006@comcast.net, service, spinster, all residents of House No. 563, Revora, Navelim, Salcete, Goa 403 707; all presently residing at 1077, Castleton Way, Sunnyvale, California, 94087,

Rosada H.P. Fernandes



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J. H. P. Jones



U. S. A; all hereinafter referred to as “**the VENDORS**” (which expression, unless contrary or repugnant to the context or meaning thereof, shall include all their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956, and registered under Corporate Identity No. U70200GA2007PTC005509 2007-2008 with the Registrar of Companies at Panaji, Goa, holding Income Tax PAN [REDACTED] and having its registered office at Nanu House, House No. 1448, Varde Valaulicar Road, Margao, Goa - 403 601,; hereinafter referred to as “**the PURCHASER**” (which expression, unless repugnant or contrary to the context or meaning thereof, shall include its successors, administrators, executors and assigns) of the SECOND PART;

AND

Mrs. **JULIE PAUAHI PEREIRA**, daughter of Patrick Sheehy, aged 55 years, U. S. National holding U.S. Passport No. 571167003 valid till 12.03.2027, housewife, Email , ID: pereira_j@comcast.net, residing at 14765, Live Oak Lane, Saratoga, California 95070, U. S. A.; hereinafter referred to as

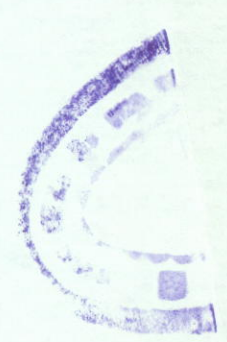
Rosada M.P. Fernandes




PROCEEDINGS OF THE
GENERAL ASSEMBLY OF THE
STATE OF NEW YORK
Held at Albany, on Tuesday, January 1, 1902.
IN SENATE.
January 1, 1902.

REPORT OF THE
COMMISSIONER OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE,
JANUARY 1, 1902.
ALBANY:
JANUARY 1, 1902.

ALBANY:
JANUARY 1, 1902.

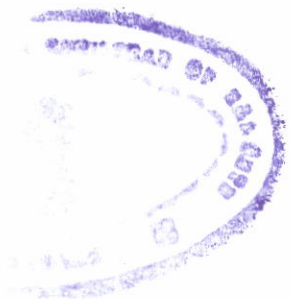


“the **CONFIRMING PARTY**” (which expression, unless contrary or repugnant to the context or meaning thereof, shall include all her heirs, successors, legal representatives, administrators, executors and assigns) of the THIRD PART.

WHEREAS the members No. 1, 2 and 3 of the **VENDORS** are all represented in this Deed by their duly Constituted Attorney, Mrs. **Rosada Mascarenhas Pereira Fernandes**, daughter of Custodio Pereira, aged 75 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED] housewife, married, residing at House No. 224-E, Borda, Margao, Goa 403 602, by virtue of the Power of Attorney dated 10.10.2022 executed before the Notary Public of California, Ms. Meenakshi Sundaraman and having Apostille Certificate dated 17.10.2022, duly adjudicated by the Additional Collector of South Goa District, Margao, Goa, on 28.11.2022; a notarised photo copy whereof is being presented to the Sub-Registrar of Salcete at Margao, at the time of presenting this Instrument before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS the **CONFIRMING PARTY** is represented in this Deed by her duly Constituted Attorney, Mrs. **Rosada Mascarenhas Pereira Fernandes**, daughter of Custodio Pereira, aged 75 years, Indian National holding Income Tax PAN

Rosada M. P. Fernandes





[REDACTED], Aadhaar Card No [REDACTED], housewife, married, residing at House No. 224-E, Borda, Margao, Goa 403 602, by virtue of the Power of Attorney dated 10.10.2022 executed before the Notary Public of California, Ms. Meenakshi Sundaraman and having Apostille Certificate dated 17.10.2022, duly adjudicated by the Additional Collector of South Goa District, Margao, Goa, on 28.11.2022; a notarised photo copy whereof is being presented to the Sub-Registrar of Salcete at Margao, at the time of presenting this Instrument before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS, the **PURCHASER** is represented herein by its Director, Mr. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 45 years, Indian National, businessman, married, residing at House No. 2833, "Krishnasheel", Monte Hill, Borda, Margao, Goa – 403 601, duly authorised in this behalf vide Resolution of its Board of Directors dated 29.11.2007, a True Copy whereof is being presented to the Sub-Registrar of Salcete at Margao, at the time of presenting this Instrument before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS, there exists in Ward Pajifondi of City of Margao, falling within the limits of Margao Municipal Council,

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1. The first part of the report deals with the general situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

2. The second part of the report deals with the financial situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

3. The third part of the report deals with the social situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

4. The fourth part of the report deals with the economic situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

5. The fifth part of the report deals with the political situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

6. The sixth part of the report deals with the cultural situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

7. The seventh part of the report deals with the educational situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

8. The eighth part of the report deals with the health situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

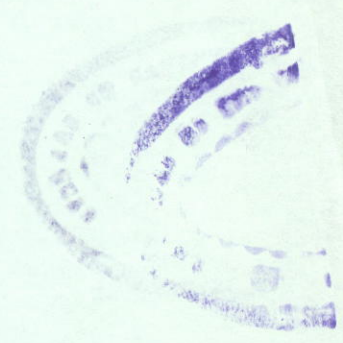
9. The ninth part of the report deals with the housing situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

10. The tenth part of the report deals with the transport situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

11. The eleventh part of the report deals with the foreign relations of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

12. The twelfth part of the report deals with the internal security of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

13. The thirteenth part of the report deals with the general situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.



14. The fourteenth part of the report deals with the general situation of the country and the progress of the work during the year. It also mentions the results of the various committees and the work of the different departments.

Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, a land being the property denominated **"PAGIFONDI PREMEIRO LOTE = (5/12TH SHARE)"**, which property is hereinafter referred to as "the Entire Property" for the sake of brevity and convenience;

AND WHEREAS, the Entire Property is described in the Land Registration Office of Salcete under No. 38788 of Book No. 100 of New Series;

AND WHEREAS the entire property is 5/12th part of the bigger property by name "Pagifondi", which part is separately enrolled under Matriz No. 354 in the Salcete Taluka Revenue Office pertaining to the revenue village of Margao;

AND WHEREAS, although there is no Inscription of ownership in respect of the entire property recorded in Book G of the Land Registration Office of Salcete, there are five Inscriptions of hypothecation in C Book in the said Registration Office which show that the property was mortgaged to the concerned persons by Mr. Joao Santana Gomes and his wife, Rita Mariana Barreto for security of repayment of loan amount obtained from different persons, thereby indicating that the said property is owned by the said Mr. Joao Santana Gomes and his wife, Rita Mariana Barreto;

Rosada H.P. Fernandes





AND WHEREAS, four out of the said five Inscriptions of C Book in the Land Registration Office, are found as cancelled, except for one of such Inscriptions bearing Inscription No. 20478 of Book C No. 53 dated 18.11.1949, but the same needs to be treated as non-existing and ineffective since the recovery of dues, if any, payable under said Inscription, is barred by the law of limitation;

AND WHEREAS, in the records of the Portuguese Land Revenue Roll in respect of the entire property maintained by the Salcete Taluka Revenue Office, the bigger property of which the entire property is a part, is enrolled under Matriz No. 354 showing that Mr. Joao Santana Gomes owns $7/12^{\text{th}}$ shares in the said property., which means in addition to the entire property, the said Joao Santana Gomes also owned another part thereof equal to $2/12^{\text{th}}$ parts thereof;

AND WHEREAS, vide the "Instrumento de Doacao" (Deed of Gift) dated 31.12.1965 duly registered in the Office of the Sub-Registrar of Salcete under No. 35 at pages 90 to 101 of Book No I, Volume No. 2 on 31.03.1966, the said Mr. Joao Santana Gomes and his wife, Mrs. Rita Mariana Barreto gifted unto their sons (1) Mr. Rodolfo Joaquim Tiago Sacramento Sant Cruz Gomes alias Rodolfo Gomes, (2) Mr. Adolfo Patrocinio Estevam Gomes, (3) Mr. Romeo Lamartinio Gomes, (4) Mr. Joao

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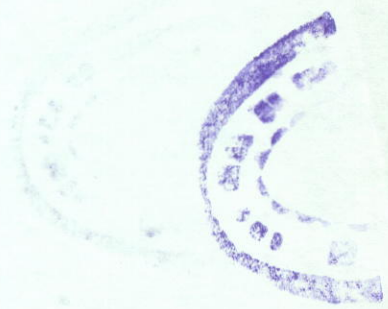
Santana Gomes Jr., (5) Mr. Antonio Rosario Isidorio Gomes, (6) Mr. Antonio Oliveira Gomes, (7) Mr. Roldao Martires Gomes, (8) Mr. Juliao Martires Gomes, (9) Mr. Tomas Reberto Gomes and (10) Mr. Armando Raimundo Gomes 4/100th share in the entire property;

AND WHEREAS, vide the "Instrumento de Doacao" (Deed of Gift) dated 30.12.1968, duly registered in the Office of the Sub-Registrar of Salcete under No. 1436 at pages 83 to 92 of Book No. I, Volume No. 47 on 31.12.1968, the said Mr. Joao Santana Gomes and his wife, Mrs. Rita Mariana Barreto, inter alias, also gifted in favour of their said ten sons by names (1) Mr. Rodolfo Joaquim Tiago Sacramento Sant Cruz Gomes alias Rodolfo Gomes, (2) Mr. Adolfo Patrocinio Estevam Gomes, (3) Mr. Romeo Lamartinio Gomes, (4) Mr. Joao Santana Gomes Jr., (5) Mr. Antonio Rosario Isidorio Gomes, (6) Mr. Antonio Oliveira Gomes, (7) Mr. Roldao Martires Gomes, (8) Mr. Juliao Martires Gomes, (9) Mr. Tomas Reberto Gomes and (10) Mr. Armando Raimundo Gomes – another 12/100th share in the entire property;

AND WHEREAS, vide "Instrumento de Doacao" (Deed of Gift) dated 25.04.1974 duly registered with the Sub-Registrar of Salcete under No. 799 at pages 46 to 62 of Book No. I, Volume No. 129 on 26.07.1974, the said Mr. Joao Santana Gomes along

Rosada M P. Fernandes





with his wife, Mrs. Rita Mariana Barreto declared their above mentioned sons are the owners of 16% (sixteen percent) share in the entire property and they themselves retained the remaining 84% (84/100) share in the entire property, and further they and their above said ten sons partitioned the entire property into six distinct and demarcated Plots numbering them from No. 1 to 6 and three of such Plots bearing Plot No. 4, Plot No. 5 and Plot No. 6 were allotted to their abovesaid three sons, namely (1) Mr. Antonio Rosario Isidorio Gomes, (2) Mr. Adolfo Patrocínio Estevam Gomes and (3) Mr. Joao Santana Gomes (Jr.), vide three Deeds dated 29.03.1974 duly registered in the Office of the Sub-Registrar of Salcete;

AND WHEREAS, in the meantime, Mr. Joao Santana Gomes expired on 05.05.1974 and vide Deed of Succession drawn on 09.07.1974 at pages 12(v) onwards of Notarial Deeds Book No. 1270, by Notary Public Ex-Officio of Salcete, it is declared that he left behind him his widow and moiety sharer, who is the said Mrs. Rita Mariana Barreto and, as his universal heirs, he left behind his seventeen children by names (a) Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes and his wife, Hilda Terezinha Verodiana Prazeres Gomes, (b) Maria Antoneta Gomes and her husband, Mr. Luis Sales Rodrigues, (c) Adolfo Patrociano Estevam Gomes and his wife,

Rosada H. P. Jermandes




Hilda Gomes, (d) Sacramento Beatriz Gomes and her husband, Mr. Higinio Vilar de Maria Viegas alias Vilar Viegas, (e) Romeia Lumartino Gomes alias Romeo Lamartino Gomes (bachelor), (f) Maria Ermelinda Gomes (spinster), (g) Adelina Gomes and her husband, John Braganza, (h) Maria Elvira Gomes and her husband, Venancio Prazeres, (i) Joao Santana Gomes alias Joao Santana Gomes Junior (bachelor), (j) Antonio Rosario Isidoro Gomes (bachelor), (k) Antonio Oliveira Gomes (bachelor), (l) Roldao dos Martires Gomes (bachelor), (m) Juliao dos Martires Gomes (bachelor), (n) Julieta Filomena dos Martires Gomes (spinster), (o) Tomas Roberto Gomes (bachelor), (p) Armando Raimundo Gomes (bachelor), (q) Maria Clara de Lourdes Gomes and her husband, Jose Ortencio de Souza;

AND WHEREAS, vide Deed of Division and Acceptance dated 20.12.1974 duly registered in the Office of the Sub-Registrar of Salcete under No. 16 at pages 222 to 242 of Book No. I, Volume No. 133 on 01.01.1975, the said Mrs. Rita Mariana Barreto and the above named all heirs of late Joao Santana Gomes along with spouses of those who were married, allotted to (a) Mr. Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes and his wife, Mrs. Hilda Terezinha Verodiana Prazeres Gomes, (b) Mr. Adolfo Patrociano Estevam Gomes and his wife, Mrs. Hilda Gomes, (c) Mr. Romeia Lumartino Gomes

Rosada . H . P . Fernandes

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alias Romeo Lamartino Gomes (bachelor), (d) Mr. Joao Santana Gomes alias Joao Santana Gomes Junior (bachelor), (e) Mr. Antonio Rosario Isidoro Gomes (bachelor), (f) Mr. Antonio Oliveira Gomes (bachelor), (g) Mr. Roldao dos Martires Gomes (bachelor), (h) Mr. Juliao dos Martires Gomes (bachelor), (i) Mr. Tomas Roberto Gomes (bachelor) and (j) Mr. Armando Raimundo Gomes (bachelor), in the proportion of $1/10^{\text{th}}$ share each in the part of the entire property owned by late Mr. Joao Santana Gomes and his said widow;

AND WHEREAS, the said Deed of Division and Acceptance dated 20.12.1974 was rectified by all the parties thereto, vide the Deed of Rectification, Ratification and Declaration dated 18.06.1979 duly registered in the Office of Sub-Registrar of Salcete under No. 1075 at pages 24 to 48 of Book No. I, Volume No. 217 on 24.10.1979 wherein, inter alias, the description of the part of the entire property shown at Item No. 15 of the said Deed of Partition has been rectified to state that the asset described therein in $50/100^{\text{th}}$ part of one half of the Plots No. 1, 2 and 3, out of the six Plots in which the entire property was earlier divided into, and also the said three Plots have been re-described showing that the Plot No. 1 is admeasuring 329.43 square metres, the Plot No. 2 is admeasuring 1,706.32 square meters and the Plot No. 3 is admeasuring 329.43 square metres;

Rosada M P. Fernandes






AND WHEREAS, consequently, among others, the above said (a) Mr. Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes and his wife, Mrs. Hilda Terezinha Verodiana Prazeres Gomes, (b) Mr. Adolfo Patrociano Estevam Gomes and his wife, Mrs. Hilda Gomes, (c) Mr. Romeia Lumartino Gomes alias Romeo Lamartino Gomes (bachelor), (d) Mr. Joao Santana Gomes alias Joao Santana Gomes Junior (bachelor), (e) Mr. Antonio Rosario Isidoro Gomes (bachelor), (f) Mr. Antonio Oliveira Gomes (bachelor), (g) Mr. Roldao dos Martires Gomes (bachelor), (h) Mr. Juliao dos Martires Gomes (bachelor), (i) Mr. Tomas Roberto Gomes (bachelor) and (j) Mr. Armando Raimundo Gomes (bachelor), became the owners in possession of the said Plot No. 2 of the entire property, which is described fully in **SCHEDULE-I** hereto;



AND WHEREAS, vide the Deed of Sale dated 02.04.1980 duly registered in the Office of Sub-Registrar of Salcete under No. 142 at pages 356 to 366 of Book No. I, Volume No. 230 on 06.02.1981 the said (a) Mr. Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes along with his wife, Mrs. Hilda Terezinha Verodiana Prazeres Gomes, (b) Mr. Adolfo Patrociano Estevam Gomes along with his wife, Mrs. Hilda Gomes, (c) Mr. Romeia Lumartino Gomes alias Romeo Lamartino Gomes (bachelor), (d) Mr. Joao Santana Gomes alias

Rosada H. P. Fernandes



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Joao Santana Gomes Junior along with his wife, Mrs. Marcia Maria Piedade Almeida, (e) Mr. Antonio Rosario Isidoro Gomes along with his wife, Mrs. Maria Olivette Barreto, (f) Mr. Antonio Oliveira Gomes alias Antonio Oliveira Gomes (bachelor), (g) Mr. Roldao dos Martires Gomes (bachelor), (h) Mr. Juliao dos Martires Gomes (bachelor), (i) Mr. Tomas Roberto Gomes (bachelor) and (j) Mr. Armando Raimundo Gomes (bachelor), further partitioned the said Plot No. 2 of the entire property, as fully described in the **SCHEDULE-I** hereto, into two parts being Sub-Plot A lying on the northern side and Sub-Plot B lying on the southern side, and sold to and in favour of Mr. Manuel Rosario Pereira the said Sub-Plot B thereof, which is fully described in **SCHEDULE-II** hereto;

AND WHEREAS, the said Manuel Rosario Pereira expired on 26.02.1986 and after his death, Inventario Proceedings No. 49/86 were initiated in the Court of the Civil Judge, Senior Division at Margao by his widow viz. the said Mrs. Maria Libia Isabela Pereira, who is the member No. 1 of the **VENDORS** herein;

AND WHEREAS, in the said Inventario Proceedings No. 49/86, the said Sub-Plot B of the said Plot No. 2 of the entire property, shown as admeasuring 956 square metres, has been listed at Item No. 1 of the List of Assets, and the same is allotted,

Rosada H.P. Fernandes





vide the Decree dated 11.02.2000 whereby 1/2 (half) share in the said Sub-Plot B of the said Plot No. 2 viz. the land described in **SCHEDULE-II** hereto, is allotted to the member No. 1 of **the VENDORS**, 1/4th (one fourth) share therein is allotted to the member No. 2 of **the VENDORS** and the remaining 1/4th (one fourth) share therein is allotted to the member No. 3 of **the VENDORS**, as a result whereof all **the VENDORS** herein are the exclusive owners in possession of the said Sub-Plot B of the said Plot No. 2 of the entire property, which is fully described in the **SCHEDULE-II** hereto;

AND WHEREAS, **the VENDORS** have agreed to sell to **the PURCHASER** and **the PURCHASER** has agreed to purchase from **the VENDORS**, the said Sub-Plot B of the said Plot No. 2 of the entire property, that is to say all that land fully described in the **SCHEDULE-II** hereto.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That for a total price consideration of **Rs.2,30,00,000/-** (Rupees Two Crores Thirty Lakhs Only) paid by **the PURCHASER** to **the VENDORS** in the manner stated hereinafter, **the VENDORS** do hereby convey, transfer and release UNTO and in favour of **the PURCHASER** all that land which is fully described in **SCHEDULE-II** hereafter written, along with structure/s, compound, fences, trees, and

Rosada H. P. Fernandes






all that is situated therein, and together with all rights, interests, privileges, benefits, advantages, easements, whatsoever, available to the said land hereby sold or the holder thereof, so that **the PURCHASER** for all times here after shall HOLD, HAVE, ENJOY and POSSESS, exclusively the said land hereby sold as the absolute owner thereof, free of all encumbrances and free of any claim, demand, obstruction, impediment, whatsoever and from whomsoever, including the persons or party claiming through **the VENDORS** or their predecessor/s in title.

2. Share of the members of **the VENDORS** in the above said total price consideration, Tax Deducted at Source and the TDS remittance Challan number is as under:-

Name of the VENDORS	Share	Share in Price (Rs.)	Less: TDS (Rs.)	Balance (Rs.)	TDS Challan No. & Date
Mrs. Maria Libia Pereira, the member No. 1 of the VENDORS :	1/2	1,15,00,000	27,50,800 23.92%	87,49,200	11854 dated 06-02-2023
Mr. Romulus Savio Pereira, the member No. 2 of the VENDORS :	1/4	57,50,000	13,15,600 22.88%	44,34,400	11522 dated 06-02-2023

Rosada M.P. Fernandes






Ms. Dawn Maria Pereira, the member No. 3 of the VENDORS:	1/4	57,50,000	13,15,600 22.88%	44,34,400	11596 dated 06-02- 2023
Total:-		2,30,00,000	53,82,000	1,76,18,000	-

3. The **PURCHASER** has remitted the total TDS amount of **Rs.53,82,000/-** (Rupees Fifty Three Lakhs Eighty Two Thousand Only) to the Income Tax Department under the Challans mentioned hereinabove, and the above said balance price consideration of **Rs.1,76,18,000/-** (Rupees One Crore Seventy Six Lakhs Eighteen Thousand Only) is paid by the **PURCHASER** to the **VENDORS**, in the following manner:-

Name of the VENDORS	Remittance details	Amount
Mrs. Maria Libia Pereira, the member No. 1 of the VENDORS:	RTGS Remittance No. KKBKR52023020800942571 made on 08-02-2023 to NRO A/c No. 11065034614 of Mrs. Maria Libia Pereira, maintained with Margao branch of State Bank of India (IFSC: SBIN0015665).	87,49,200

Rosada M.P. Fernandes






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Mr. Romulus Savio Pereira, the member No. 2 of the VENDORS:	Cheque No.890530 dated 09-02-2023 drawn Margao branch of State Bank of India; deposited into NRO A/c No. 41607468602 of Mr. Romulus Savio Pereira, maintained with Margao branch of State Bank of India (IFSC: SBIN0015665).	44,34,400
Ms. Dawn Maria Pereira, the member No. 3 of the VENDORS:	Cheque No.890531 dated 09-02-2023 drawn Margao branch of State Bank of India; deposited into NRO A/c No. 35512243932 of Ms. Dawn Maria Pereira, maintained with NRI Margao branch of State Bank of India (IFSC: SBIN0015665).	44,34,400
Total:-		1,76,18,000

4. The **VENDORS** do hereby acknowledge the receipt of the said entire price of Rs.2,30,00,000/- (Rupees Two Crores Thirty Lakhs Only), from the **PURCHASER** and in the manner demonstrated hereinabove and the **VENDORS** do

Rosada M. P. Fernandes





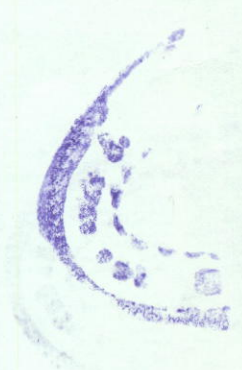

11.11

hereby discharge the **PURCHASER** from the payment thereof.

5. The **VENDORS** have delivered to the **PURCHASER**, the possession of the land hereby sold and the **PURCHASER** acknowledges having received such possession from the **VENDORS**.
6. The **VENDORS** do hereby declare that the **PURCHASER** and the concerned revenue authorities shall be free to mutate the records of Property Card in Form D in respect of Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey, which is hereby sold, by deleting the existing name in the Holder's Column and recording in that place the name of the **PURCHASER**, without service of any Notice on any of them, and which Notice is hereby waived by the **VENDORS** and each of them.
7. The **CONFIRMING PARTY** hereby declares that although she has no right, interest, claim, demand, whatsoever, in respect of the land hereby sold or any part thereof and also in respect of anything contained therein, but being married to Member No.2 of the **VENDORS** and he is having share in the said land, I have been joined as a confirming party for the sake of Security.

Rosada H. P. Fernandes





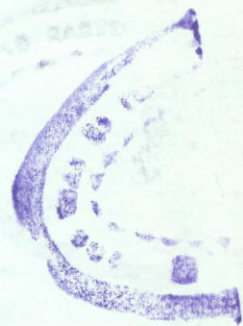
W. H. C.

8. The **VENDOR** hereby covenants with the **PURCHASER**, as follows:-

- (a) That the land hereby sold and whatever that is situated therein or any part thereof, are not subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government, etc.;
- (b) That the land hereby sold and whatever that is situated therein or any part thereof, are not the subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (c) That the land hereby sold and whatever that is situated therein or any part thereof, are not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (d) That the land hereby sold and whatever that is situated therein or any part thereof, are not subject matter of any land acquisition notification or proceedings, under the



Rosada M.P. Fernandes



Land Acquisition Act or any law for compulsory acquisition of the lands including The Indian Forest Act, The Wild Life Protection Act, etc.;

- (e) That the title of **the VENDORS**, up to the time of execution of this deed, in respect of the land hereby sold and whatever that is situated therein or any part thereof, is valid, subsisting, clear, free and marketable;
 - (f) That **the VENDORS** has not entered into any other agreement or transaction with any party, whomsoever, in relation to the land hereby sold and whatever that is situated therein or any part thereof;
 - (g) That there are no encumbrances, charges, liens etc., against the land hereby sold and whatever that is situated therein or any part thereof; and
 - (h) That there is/are no other person/s having any right, interest, claim, whatsoever, in relation to the land hereby sold and whatever that are situated therein or any part thereof or to anything contained therein.
9. **The VENDORS** declare that (a) they have not violated FEMA Regulations; (b) they have complied with all the formalities under FEMA; (c) the property involved in this

Rosada H. P. Fernandes



document is not an agricultural property; and (d) the Office of the Civil Registrar cum Sub Registrar of Salcete shall not be responsible in case of violation of FEMA and RBI guidelines by any of the concerned parties to this document.

10. The State Registrar – Cum Head of Notary Services and Member Secretary of FEMA Committee, Panaji Goa, being the Competent Authority under FEMA 1999, has granted permission to sell the property in terms of FEMA 199, vide his letter No. 4/81/16-Registration/138 dated 02-08-2016, original whereof is submitted to the Sub-Registrar of Salcete at Margao, Goa, along with this Deed.

11. The market value of the property hereby sold is also Rs.2,30,00,000/- (Rupees two Crore Thirty Lakhs Only) and stamp duty is accordingly paid on this Deed.

SCHEDULE-I

(Description of the Plot 2 of the entire property)

All that land comprising of an area of 1,706.32 square metres earlier surveyed under Chalta No. 83 of P. T. Sheet No. 217, but now comprising of new Chalta Nos. 83 and 84 of P. T. Sheet No. 217 of Margao City Survey, being a distinct and separated part of the entire land described in the Land Registration Office of Salcete under No. 38788 of Book B No. 100 of New Series,

Rosada H.P. Fernandes






enrolled for the purposes of Portuguese Land Revenue in Salcete Taluka Revenue Office under Matriz No. 354, located within the City of Margao, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa and bounded as follows:-

- East:- By the road;
- West:- By the properties of Inacio Santana Diniz, Xantananda Sinai Narcorni, Rauji Sinai Ede and Narcinva Sinai Ede;
- North:- By the first Plot of the entire property meant for the access road; and
- South:- By third plot of the same property which is also meant for the access road.

SCHEDULE-II

(Description of the land hereby sold)

The land identified Sub-Plot B of Plot No. 2 described in **SCHEDULE-I** hereinabove, being its southern part admeasuring 956 square metres, now separately surveyed under Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey and bounded as under:-

- East:- By the projected road, now made into a road;
- West:- By Sub-Plot A of the same Plot No. 2 of the entire property, now bearing Chalta No. 83 of P. T. Sheet No. 217 of Margao City Survey;

Rosada H.P. Fernandes






North:- By another projected road, now made into a road, which forms part of the property bearing Chalta No. 83 of P. T. Sheet No. 217 of Margao City Survey; and

South:- By 6 meters wide projected road, now made into a road, part of which forms part of property bearing Chalta No. 83 of P. T. Sheet No. 217 of Margao City Survey.

The dimensions of this land are 35 meters on the eastern side, 34 metres on the western side, 30 meters on the northern side and 28 meters on the southern side. This land originally had an area of 960 square metres, but as per the records of City Survey it only has an area of 956 square metres.

The land described in this **SCHEDULE-II** is demarcated in hatched lines in the **Plan** of Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey, which Plan forms the integral part of this Deed.



Rosada M. P. Fernandes

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Handwritten text, mostly illegible due to fading.

Handwritten text, mostly illegible due to fading.

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IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.

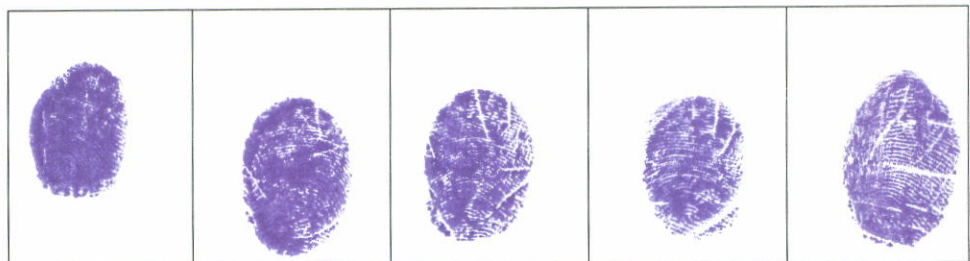


Rosada

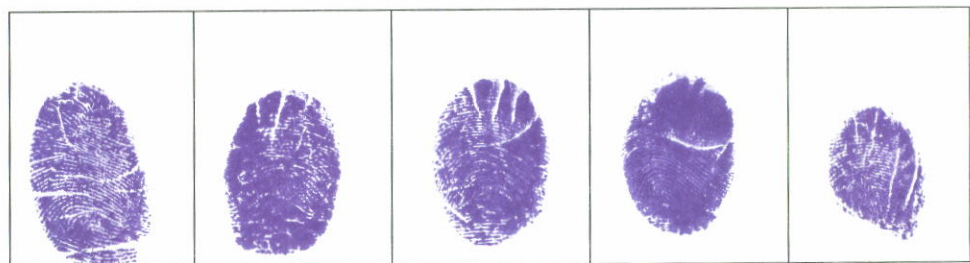
andys

Rosada M.P. Fernandes

SIGNED AND DELIVERED
by Mrs. **Rosada Mascarenhas Pereira Fernandes**, the duly Constituted Attorney for the members No. 1, 2 and 3 of the **VENDORS** and for the **CONFIRMING PARTY**.

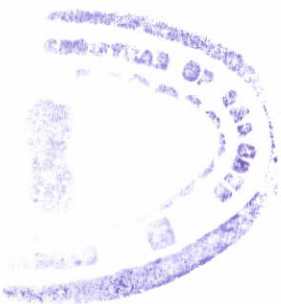


Left hand finger impressions of Mrs. Rosada Mascarenhas Pereira Fernandes



Right hand finger impressions of Mrs. Rosada Mascarenhas Pereira Fernandes

Rosada H.P. Fernandes



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5300 S. DICKINSON AVE.
CHICAGO, ILL. 60637

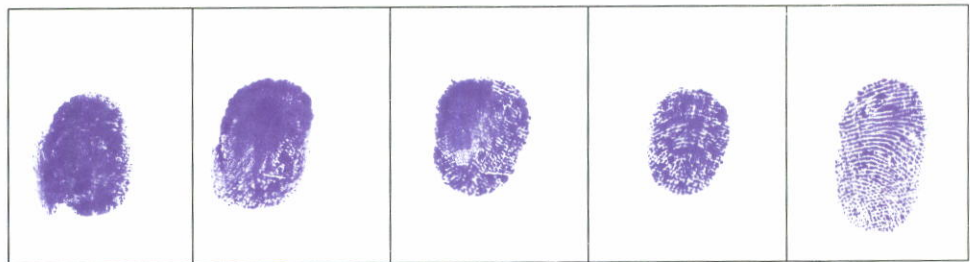


1/30/57






 SIGNED AND DELIVERED by
 the **PURCHASER** within named
Nanu Estates Private Limited,
 by its Director,
Mr. Niresh Pravas Naik



Left hand finger impressions of Mr. Niresh Pravas Naik



Right hand finger impressions of Mr. Niresh Pravas Naik

WITNESSES:

1. 
Mr. Antonio Mariano Quadros
 55/A, Pateapur, Nuvem, Margao,
 Salcete, Goa - 403601.

2. 
Mr. Jagdish Yeshwant Pai
 H No.111, Mokhard Shristhal,
 Canacona, South Goa, Goa -
 403702.

Rosada M.P. Fernandes



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Government Of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka Name : Margao Village Name : Margao

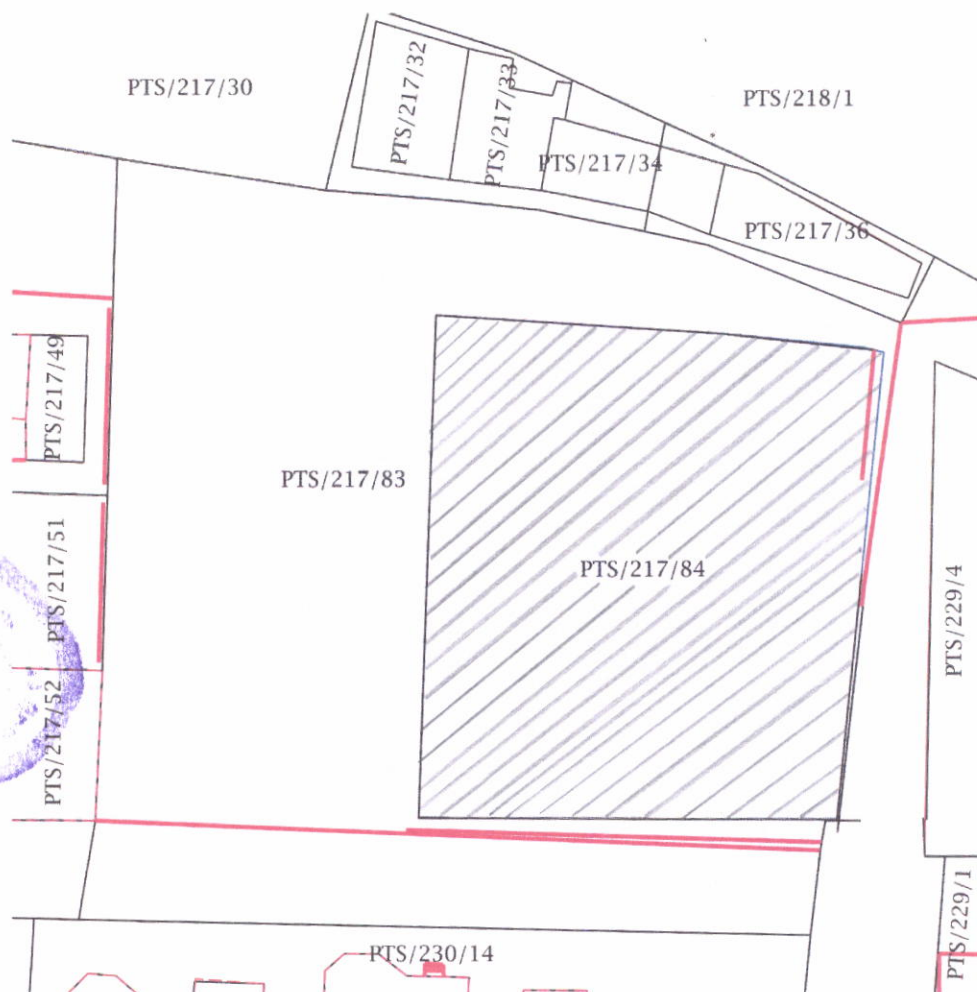
Survey No./ Subdiv No : 217/83,84

Appln date: 2-11-2022

Ref. No. :52351



Scale 1:500



Rosada H. P. Fernandes

Report Generated By: PURUSHOTTAM FALDESSAI

Print Size : A4

This record is computer generated on 25/11/2022 15:45:36 as per Online Ref No.52351. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Taluka Name : Margao Village Name : Margao
Survey No \ Subdiv No : 217/83/84

Ref. No : 52351

Apn date: 2-11-2023



Scale 1:500



Print Size : A4

Report Generated By: PURUSHOTTAM FALDESAL

This report is computer generated on 20/11/2023 10:47:38 AM by Online Ref No 52351. This report is valid without any signature as per Govt of Goa
Notification No. 201/820-B-HO-8438 dtd. 19/09/2021. The authenticity of this report can be corroborated for authenticity on the DSLR website
https://gov.goa.nic.in/dslr



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Feb-2023 12:36:40 pm

Document Serial Number :- 2023-MGO-679

Presented at 12:34:02 pm on 15-Feb-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1150000
2	Registration Fee	690000
3	Mutation Fees	1500
4	Processing Fee	2040
Total		1843540

Stamp Duty Required :1150000/-

Stamp Duty Paid : 1150000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddhaya Pai Angle ,Father Name:Harshal Pai Angle, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, Address1 - House, No. 1673, Sanvarcotto, Cuncolim, Salcete, Goa 403 703, Address2 - , PAN No. [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rosada Mascarenhas Pereira Fernandes , Father Name:Custodio Pereira, Age: 75, Marital Status: ,Gender:Female,Occupation: Housewife, House No. 224-E, Borda, Margao, Goa 403 602, PAN No. [REDACTED], as Power Of Attorney Holder for Romulus Savio Pereira			
2	Rosada Mascarenhas Pereira Fernandes , Father Name:Custodio Pereira, Age: 75, Marital Status: ,Gender:Female,Occupation: Housewife, House No. 224-E, Borda, Margao, Goa 403 602, PAN No. [REDACTED], as Power Of Attorney Holder for Maria Libia Isabela Pereira Alias Maria Libia Pereira			
3	Rosada Mascarenhas Pereira Fernandes , Father Name:Custodio Pereira, Age: 75, Marital Status: ,Gender:Female,Occupation: Housewife, House No. 224-E, Borda, Margao, Goa 403 602, PAN No. [REDACTED], as Power Of Attorney Holder for Dawn Maria Pereira			

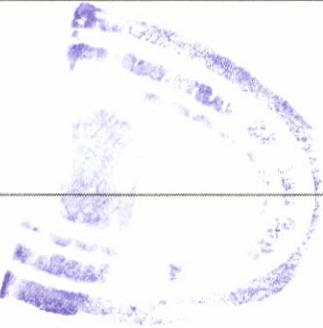


Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Rosada Mascarenhas Pereira Fernandes , Father Name:Custodio Pereira, Age: 75, Marital Status: ,Gender:Female,Occupation: Housewife, House No. 224-E, Borda, Margao, Goa 403 602, PAN No.: AAMPF9285E , as Power Of Attorney Holder for Julie Pauahi Pereira			Rosada M.P. Ides.
5	Siddhaya Pai Angle , Father Name:Harshal Pai Angle, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, House No. 1673, Sanvarcotto, Cuncolim, Salcete, Goa 403 703, PAN No.: AACCN6488Q , as Power Of Attorney Holder for Nanu Estates Private Limited Represented By Its Director, Mr. Niresh Pravas Naik			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Jagdish Yeshwant Pai, Age: 63, DOB: , Mobile: 7972323526 , Email: , Occupation: Service , Marital status : Married , Address: 403702, H.No.111 Mokhard Shristhal, H.No.111 Mokhard Shristhal, Canacona, Canacona, SouthGoa, Goa			
2	Name: Antonio Mariano Quadros, Age: 50, DOB: , Mobile: 8550998276 , Email: , Occupation: Service , Marital status : Married , Address: 403601, 55/A Pateapur, 55/A Pateapur, Nuvem, Salcete, SouthGoa, Goa			

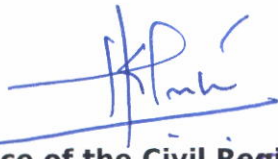


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- **2023-MGO-679**

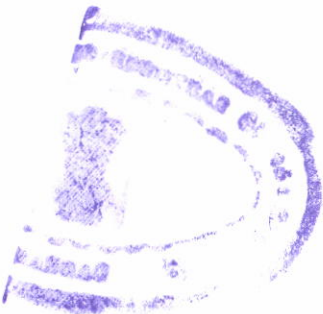


Book :- 1 Document
Registration Number :- **MGO-1-651-2023**
Date : 15-Feb-2023



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

Samir K. Denai
Civil Registrar
-Cum-
Sub Registrar
Salceta



1871

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Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 15-Feb-2023 12:36:17
Date of Receipt: 15-Feb-2023

Receipt No : 2022-23/2/4608
Serial No. of the Document : 2023-MGO-679
Nature of, Document : **Conveyance - 22**

Received the following amounts from **Siddhaya Pai Angle** for Registration of above Document in Book-1 for the year 2023

Registration Fee	690000	E-Challan(Online fee)	• Challan Number : 202300112556 • CIN Number : CKW1370414	690000
Processing Fee	2040	E-Challan(Online fee)	• Challan Number : 202300112556 • CIN Number : CKW1370414	2040
Total Paid	692040 (Rupees Six Lakh Ninety Two Thousands Forty 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 :


Specimen Signature of the Person Authorized


Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **15-Feb-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar

