



**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 : ₹ 1600000/-

(Rupees Sixteen Lakhs only)

PAID VIDE E-RECEIPT NO 202400211426 DATED :16-Mar-2024,

IN THE GOVERNMENT TREASURY.



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	:	202400017722
DOCUMENT SERIAL NUMBER	:	2024-BRZ-1848
DATE OF PRESENTATION	:	04-Apr-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1728-2024
DATE OF REGISTRATION	:	05-Apr-2024
NAME OF PRESENTER	:	REVANT SHARMA
REGISTRATION FEES PAID	:	₹960000/-
PROCESSING FEES PAID	:	₹8300/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

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



Echafan No. 202400211426

e-Receipt

Department: 10 - NOTARY SERVICES

Echafan Date: 15/03/2024 17:59:40

Name and Address of Party: WESTSIDE | 7790601164
Porvorim

Service: Stamp Duty

Stamp Duty

Amount

₹ 1600000.00

Total Amount: ₹ 1,600,000.00

(Rs. Sixteen Lakh Only)

Department Data:

202400017722 NOTARY|202400017722 NOTARY

Bank ref No:

CPADQCCM06

Status:

Success

Payment Date:

16/03/2024 11:43:39

Payment Gateway:

SBILMOPS



For WESTSIDE ANGELS LLP

Designated Partner

[Signature]

DEED OF SALE

2024 - BRZ - 1348

04/04/2024

4th April

THIS DEED OF SALE is executed on this 21st day of March of the year Two Thousand and Twenty Four (21/03/2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN

1. MRS. RITA BRITTO alias RITA FREDRICK BRITTO alias RITA ALVARES alias RITA CHARLES ALVARES, daughter of Charles Micheal Alvares, wife of late Fredrick Leo Britto, age 72 years, widow, housewife, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, resident of H. No. 302, Near St. Anns Chapel, Lima Wado, Thivim, Bardez, Goa and presently residing at 15, Britto House, Shankar Ghanekar Marg, Bhavani Shankar Road, Mumbai, Maharashtra 400028,

2. MRS. FERITA KHANNA alias FERITA VIPIN KHANNA, daughter of late Fredrick Leo Britto alias Fredrick Britto, age 46 years, married, housewife, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, resident of 15, Britto House, Shankar Ghanekar Marg, Dadar (W), Mumbai, Maharashtra 400028 and presently residing at opp. Zandu pharmacy, B-4, inder tower annex, gokhale road, Prabhadevi, Prabhadevi, Mumbai, Maharashtra - 400025 and her husband;

3. MR. VIPIN KHANNA, son of Mr. Amarnath Khanna alias Amar Nath Khanna, age 60 years, married, retired, Indian National, holding PAN card bearing No. _____ and Aadhar card bearing No. _____, resident of 15, Britto House, Shankar Ghanekar Marg, Dadar (W), Mumbai, Maharashtra 400028 and presently residing at B4, INDER TOWER ANNEX, gokhale road, south, dadar west, Bhawani Shnakar, S. O., Mumbai, Maharashtra - 400025;

4. MR. ROOSEVELT BRITTO alias ROOSEVELT FREDRICK BRITTO, son of late Fredrick Leo Britto alias Fredrick Britto, age 42 years, married, businessman, Indian National, holding PAN card bearing No. _____ and Aadhar card bearing No. _____, residing at 15, Britto House, Shankar

For WESTSIDE ANGELS LLP

Designated Partner

Ghanekar Marg, Opp. Silver Apartment, Dadar west, Mumbai, Bhawani Shankar, Maharashtra - 400028 and his wife;

5. MRS. EDITA BRITTO alias EDITA RIMKUTE alias EDITA RIMKUTE BRITTO, daughter of Jonas Rimkus alias Rimkute, age 38 years, married, housewife, Luthanian National, holding PAN Card bearing No. [REDACTED] and OCI card bearing No. [REDACTED], resident of 15, Britto House, Shankar Ghanekar Marg, Dadar WEST, Mumbai - 400028

6. MRS. MARIA DSOUZA alias MARIA JOHN DSOUZA, daughter of Santano Caridade Britto alias Santan Britto, age 75 years, widow, housewife, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], resident of 15, Britto House, Shankar Ghanekar Marg, Dadar West, Bhavani Shankar Road, Mumbai, Maharashtra - 400028;

7. MRS. JUELLE DSOUZA alias JUELLE JOHN DSOUZA alias JUELLE NORONHA, daughter of John Dsouza, age 46 years, married, Service, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], residing at 15, britto house, shankar ghanekar marg, opp silver apartment, dadar, Bhawani Shankar S.O. Mumbai, Maharashtra - 400028 and her husband;

8. MR. MELVIN NORONHA alias MELVIN CARMEL NORONHA, son of Eurico Carmo Bosco Noronha alias Eurico Noronha age 47 years, married, Service, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], resident of Vision Park II, Block E-SF5, Camra Bhat, Behind Raikar Nursing Home, Tonca, Caranzalem, Caranzalem, Tiswadi North Goa, Goa - 403002,

9. MRS. MAEVEANNE DSOUZA alias MEAVEANNE PEREIRA, daughter of Maria Dsouza and John Dsouza, age 38 years, married, service, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], resident of 15, Britto House, 2nd floor, Shankar Ghanekar Marg, Dadar, West, Mumbai,

For WESTSIDE ANGELS LLP

Designated Partner

Bhawani Shankar Mumbai Mumbai, Maharashtra - 400028 and her husband;

10. **MR. THOMAS BRITTO alias THOMAS VICTOR BRITTO**, son of Victor Britto, age 71 years, married, Service, American National, holding PAN card bearing No. _____ and passport bearing No. _____, residing at 15 BRITTO HOUSE SHANKAR GHANEKAR MARG DADAR MUMBAI and presently residing at 4096 RIOJA COURT FREMONT CA 94539 USA and his wife;

11. **MRS. LYDIA BRITTO alias MENEZES BRITTO LYDIA BLOSSOM**, daughter of Oswald Menezes age 70 years, married, Housewife, American National, holding Passport No. _____, resident of 40906 RIOJA COURT FREMONT CALIFORNIA USA

12. **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____, residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028 and his wife;

13. **MRS. JENNIFER ALVARES alias JENNIFER C ALVARES alias JENNIFER CHRISTOPHER ALVARES**, daughter of Santano Caridade Britto, age 66 years, married, housewife, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, resident of 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, dadar west, Mumbai, Maharashtra - 400028;

14. **MRS. OLIVIA BRITTO alias OLIVIA MARIA BRITTO**, wife of late John Caridade Britto, daughter of Thomas Aquino Serrao, age 77 years, widow, housewife, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, resident 401/A, Sai Shraddha, Marve Road, Near Dena Bank, Orlem, Malad West, Mumbai, Maharashtra - 400064.

For WESTSIDE ANGELS LLP

Designated Partner



15. **MRS. SUSAN ROSARIO alias SUSAN MARIA ROSARIO alias BRITTO SUSAN MARIA alias SUSAN MARIA BRITTO**, daughter of late John Caridade Britto alias John Britto alias John Britto, age 54 years, married, Service, Portuguese National, holding PAN Card bearing No. _____ and OCI card bearing No. A3435290, residing at Villa A7 AL Qurm Compound Salam Street Khalifa Park Abu Dhabi and her husband;

16. **MR. DAVID ROSARIO alias ROSARIO DAVID DOMINIC alias DAVID DOMINIC ROSARIO**, son of Florian Baptist Rosario, age 55 years, married, Service, Portuguese National, holding PAN Card bearing No. _____ and OCI Card bearing No. A4471044, resident of 5394, Redding Road, SAN Diego, Abu Dhabi, Abu Dhabi;

17. **MR. SAVIO AUGUSTINE BRITTO alias SAVIO AUGUSTINE BRITTO**, son of late John Britto, age 51 years, married, service, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, residing at 401, 4th floor Sai Shraddha, Bawdi lane orlem, opp. Dena bank malad west Mumbai, Malad West Dely Mumbai, Mumbai, Maharashtra - 400064 and his wife;

18. **MRS. EVELYN BRITTO alias EVELYN SAVIO BRITTO**, wife of Savio Augustine Britto, daughter of Henry Dsouza, age 48 years, married, housewife, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, resident of C-907, SAMRUDDHI, ORLEM CHURCH, OPP. DENA BANK, MALAD WEST, VTC: Mumbai, PO: Malad West Doly, Sub District: Mumbai, District: Mumbai, State: Maharashtra - 400064;

19. **MRS. SHARON MONICA BAUMGARTNER alias BAUMGARTNER SHARON MONICA**, daughter of John Caridade Britto alias Britto John Caridade, age 50 years, married, housewife, French National, holding PAN Card bearing No. _____ and OCI card bearing No. _____, resident of 30 HORIZON DRIVE CHUNG HOM KOK HONG KONG and her husband;

For WESTSIDE ANGELS LLP


Designated Partner



20. MR. LAURENT BAUMGARTNER alias BAUMGARTNER LAURENT, son of Dirk Baumgartner alias Baumgartner Dirk, age 51 years, married, Service, Dupkerque National, holding PAN Card bearing No. _____ and OCI Card bearing No. _____

resident of 30 HORIZON DRIVE CHUNG HOM KOK HONG KONG.

21. MRS. ROSY D'SOUZA alias ROSY ESMY DSOUZA, daughter of Pascoal Britto alias Pascol Bendicat Britto, age 84 years, Widow, Housewife, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, residing at Behind Mangatram Petrol Pump Quarry Road, Room No. 4 Matonkar Bhavan Maharashtra Nagar, Bhandup West S.O, Mumbai, Maharashtra - 400078 and her son;

22. MR. AUSTIN FLOYED DSOUZA, son of Fransis Baptista Dsouza, age 57 years, unmarried, Service, Indian National, holding PAN Card bearing No. _____ Aadhar Card No. _____, residents of Behind Mangatram Petrol Pump Quarry Road, Room No. 4 Matonkar Bhavan Maharashtra Nagar, Bhandup West S.O, Mumbai, Maharashtra - 400078.

23. MR. SIMON DSOUZA alias SIMON MORRIS D'SOUZA, son of Chagues Baptista Dsouza alias Chagues, age 50 years, married, Service, Indian National, holding PAN Card bearing No. _____ Aadhar Card No. _____ resident of behind Mangtram petrol Pump R.no 4matundkar bhavan quarry road maharashtra nagar, Bhandup West S.O, Mumbai, Maharashtra - 400078 and his wife;

24. MRS. SUNDAR SIMON D SOUZA alias SHARLENE DSOUZA alias SUNDAR D'SOUZA alias SUNDAR BABJI CHAUDHARI, daughter of Babji, age 32 years, married, housewife, Indian National, holding Aadhar Card No. _____ and PAN Card bearing No. _____ resident of 001-_____, Khadoli, Dadra And Nagar Haveli, Amboli, Dadra And Nagar Haveli - 396230;

For WESTSIDE ANGELS LLP

Designated Partner

P. A. W.

25. **MRS. ALZIRA ANTHONY FERNANDES alias ALZIRA CLAMY FERNANDES**, daughter of Francisco Baptista Dsouza, age 58 years, married, housewife, Indian National, holding PAN Card bearing No. [REDACTED] Aadhar Card No. [REDACTED], residing at 7-A, 201, Giridarshan CHS Shri Chatrapati Shivaji Marg New Mhada Colony Malad East Mumbai Maharashtra - 400097 and her husband;

26. **MR. ANTHONY LOUIS FERNANDES alias ANTHONY FERNANDES**, son of Louis Fernandes, age 67 years, married, Service, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar Card No. [REDACTED], residing at 7-A, 201, Giridarshan CHS Shri Chatrapati Shivaji Marg New Mhada Colony Malad East Mumbai Maharashtra - 400097.

27. **JUSTINA FRANCIS GOMES alias GOMES JUSTINA alias JUSTINA PEIDADE GOMES**, daughter of Francis, age 59 years, married, Housewife, Indian National, holding PAN Card bearing No. [REDACTED] Aadhar Card No. [REDACTED] both residents of EC-53/A-104, Mangal Murti, Mangal Goel C H S Evershine City, Vasai Vasai East IE Thane Maharashtra - 401208 and her husband;

28. **MR. JOHN FRANCIS GOMES**, son of Francis Gomes, age 30 years, married, business, Indian National, holding PAN Card bearing No. [REDACTED] Aadhar Card No. [REDACTED], residing at EC-53/A-104, Mangal Murti, Mangal Geet C.H.S., Evershine City, Vasai, Thane, Maharashtra - 401208

29. **MRS. PRISCILLA OLIVIA CARDOZO alias PRISCILLA OLIVIA CARNEIRO**, daughter of Pedro Luis Carneiro, age 46 years, married, Housewife, Indian National, holding PAN Card bearing No. [REDACTED] Aadhar Card No. [REDACTED] both residents of Flat No-501 Golden Nest Phase-3, Bldg No. 09 Mira Bhayander Road, Near Blue Moon Club Mira Road East Mira-Bhayander, Mira Road Thane Thane Maharashtra - 401107 and her husband;

For WESTS CANCELS LLP

Designated Partner

30. MR. JOSE BERNARDO CARDOZO, son of Peter Francisco Cardozo age 51 years, married, Service, Indian National, holding PAN Card bearing No. [REDACTED] Aadhar Card No. [REDACTED], resident of H. No. - 589, Aquem-Baixo, Navelim, Navelim, South Goa, Goa - 403707

31. MR. GAVIN IGNATIUS PEREIRA alias GAVIN PEREIRA, son of Joseph Anthony Pereira, age 39 years, married, Business, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card bearing No. [REDACTED], residing at B-7, New Sputnik CHS, 24th Road Mumbai Bandra West Mumbai Maharashtra - 400050.

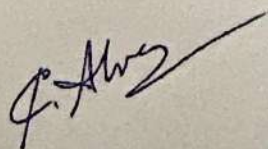
32. MRS. REGINA D'SILVA alias REGINA ANTHONY DSILVA alias FATIMA R DSILVA, daughter of Pascoal Britto alias Pascoal Benedict Britto, age 71 years, married, Housewife, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], residing at A-203 Keshav Shrishti Murlimal Compound, L.B.S. Marg, Bhandup West, Mumbai, PO: Bhandup West, DIST: Mumabi Subarban, Maharashtra - 400078 and her husband;

33. MR. ANTHONY D'SILVA alias ANTHONY CAMILA DISILVA, son of Camila Disilva, age 78 years, married, Retired, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], residing at 6, Dubey and Qureshi nagar lake road tulshetpada. Bhandup West Mumbai Maharashtra - 400078.

34. MRS. ELIZABETH FERNANDES alias ELIZABETH JOSEPHINE BRITO E FERNANDES, daughter of Pascoal Britto alias Pascoal Benedicto Brito, age 66 years, married, housewife Indian National, holding PAN Card bearing No. [REDACTED] Aadhar Card bearing No. [REDACTED], residing at H. no 242/1, Naqueri, Canaguinim, Cuncolim South Goa, Goa - 403703 and her husband;

For WESTSIDE ANGELS LLP


Designated Partner



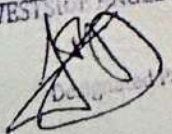
35. **MR. CIPRIANO FERNANDES alias CIPRIANO CLETO FERNANDES**, son of late Cleto Fernandes, age 72 years, married, retired, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], residing at H. no 242-1, Naqueri, Canaguinim, Cuncolim South Goa, Goa - 403703, herein after referred to as the **"OWNERS/VENDORS"** (which expression shall include their heirs, successors, legal representatives and assigns) of the **FIRST PART**;

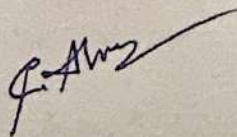
AND

WESTSIDE ANGELS LLP, an Indian Limited Liability Partnership Firm, formed under the Limited Liability Partnership Act, 2008, having **Registration Number** [REDACTED], 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 [REDACTED] and **TAN Number** [REDACTED] and represented herein by its Managing Partner - **MR. SAMARTH BAJAJ alias BAJAJ SAMARTH**, Son of Suresh Bajaj, aged about 36 years, holding PAN card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], Indian National, Resident of 5-1-32 R.P Road Secunderabad, Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, successors, legal representative and assigns) of the **SECOND PART**.

(The Vendor Nos. 1, 2, 3, 4 and 5 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [REDACTED] and Aadhaar card bearing No. [REDACTED] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 14/02/2023, before the Notary Adv. Rakesh P. Dooa, under Registration No. 3338.)

For WESTSIDE ANGELS LLP


Managing Partner



(The Vendor Nos. 6, 9, 13 and 31 are herein represented by their POA holder, husband/uncle/Brother-in-Law, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 04/01/2023, before the Notary Adv. Rakesh P. Dooa, under Registration No. 2654.)

(The Vendor Nos. 7 and 8 are herein represented by their POA holder, uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 06/05/2023, before the Notary Adv. N. C. Gaonkar, under Registration No. 14419/2023.)

(The Vendor Nos. 10 and 11 are herein represented by their POA holder, Brother/Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 15/08/2023, before the Notary Public State of California Secretary of State P. Singh and further adjudicated before the Additional Collector-I, of North Goa District, Panaji - Goa, under receipt No. 3528, dated 31/08/2023.)

(The Vendor No. 14 is herein represented by her POA holder, Brother-in-Law, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts,

For WESTERN ANGELS LLP


Partner



Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 10/03/2023, before the Notary Adv. S.J. Sardesai, under Registration No. 5967/2023.)

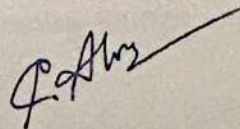
(The Vendor Nos. 15 and 16 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 13/05/2023, before the Notary Adv. Sweta Naik Gaunekar, under Registration No. 4362.)

(The Vendor Nos. 17 and 18 are herein represented by their POA holder, Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 11/10/2023, before the Assistant Consular Officer, Embassy of India, Abu Dhabi, U.A.E and further adjudicated before the Additional Collector-I of North Goa District, Panaji Goa, under Receipt No. 4564, dated 16/11/2023.)

(The Vendor Nos. 19 and 20 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 13/05/2023, before the Notary Adv. Sweta Naik Gaunekar, under Registration No. 4363.)

For WEST OF ANGELS LLP


Designated Partner



(The Vendor Nos. 21 and 22 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 14/03/2023 before the Notary Adv. Nazma Khan, under Registration No. 5095/03/2023.)

(The Vendor Nos. 23 and 24 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 23/03/2023, before the Notary Adv. Nazma Khan, under Registration No. 5102/03/2023.)

(The Vendor Nos. 25 and 26 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 28/03/2023, before the Notary Adv. A.P. MAROO, under Registration No. 2873.)

(The Vendor Nos. 27 and 28 are herein represented by their POA holder, Brother/uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide

For [redacted] ANGELS LLP
[Signature]
[redacted] partner

[Signature]

POA dated 14/03/2023, before the Notary Adv. Nazma Khan, under Registration No. 5099/03/2023.)

(The Vendor Nos. 29 and 30 are herein represented by their POA holder, Brother/uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA executed before the Consulate General of India, Dubai and further adjudicated before the Additional Collector-I of North Goa District, Panaji-Goa under receipt 4563, dated 16/11/2023.)

(The Vendor Nos. 32 and 33 are herein represented by their POA holder, Brother/uncle, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA executed before the Notary Advocate Nazma Khan under Serial No. 5254, dated 11/04/2023.)

(The Vendor Nos. 34 and 35 are herein represented by their POA holder, Brother-in-law, **MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. [redacted] and Aadhaar card bearing No. [redacted] residing at 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA executed before the Notary Advocate N. C. Gaonkar under Registration No. 3932/2019, dated 22/03/2019)

(The Purchaser is herein represented by their POA holder, **MR. REVANT SHARMA**, son of Muktesh Sharma, aged 36 years, holding PAN card bearing No. [redacted] and Aadhar card bearing No. [redacted], Indian National, Resident of Plot No. 30, Sai Enclave H. NO. 8-2-674/B/2/10, Road No. 12, Banjara Hills, Khairatabad,

For WESTSIDE ANGELS LLP

[Signature]
Partner

[Signature]

Hyderabad, Telangana - 500034, vide POA executed before the Sub Registrar of S.R. Nagar, under Registration No. Bk-4, CS No. 92/2024 & Doct. No. 49/2024, dated 19/03/2024)

WHEREAS there exists all that property admeasuring 1600 sq. mts. surveyed under survey No. 73/4, forming a part of the larger Property known as "SIMEOILEM-BATA", situated within Village Panchayat of Marna, Siolim, Sub-District of Bardez, District of North Goa in the State of Goa, described in the Taluka Land Registration office of Bardez under No. 6172 at Folios 280 of Book B-16 but not enrolled in the Taluka Revenue Office and bearing Old Cadastral No. 572 and is more particularly described in the **Schedule** herein under mentioned and for the sake of brevity hereinafter be referred to as the **"SAID PROPERTY"**

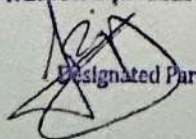
AND WHEREAS the said Property originally came to described under no. 6172 at folios 280 of Book B-16 of the respective Taluka Land registration of Bardez, which was purchased by the said Maria Arcangela Souza vide Deed of Sale with Discharge of Price, dated 21/01/1919, which came to be recorded at folios 83-84V of book No. 300 in the Notarial Book of Deeds of the said Tab. Pinto De Menzes and further inscribed in the name of the said Maria Arcangela Souza under No. 15273 at folio 149 of Book G-26.

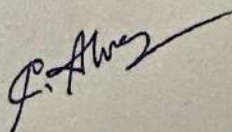
AND WHEREAS the said Mr. Joao Manuel Britto alias Joao Manoel Britto alias John Britto and Mrs. Maria Archangela Britto expired on 11/01/1932 at Parbadevi, Mumbai and on 25/04/1977 at 15, Britto House, Shankar Ganekar Marg, Dadar - 28, respectively, without leaving behind any will or testamentary disposition of their last wishes but leaving behind their two sons namely :

- a) Mr. Pascoal Caridade Britto alias Pascaol Britto alias Mr. Pascoal Beneditt Britto married to Mrs. Mary Navity Britto alias Mary Natividade Britto alias Mary Nattivity Britto and
- b) Mr. Santan Caridade Britto alias Santano Caridade Britto alias Santana Caridade Britto married to Mrs. Esmeralda Britto.

AND WHEREAS thus in view of the above the names of the said Santana Caridade Britto and Pascoal Britto reflects on Manual Form I and XIV of property bearing survey No. 73/4 of village Marna, Siolim.

For WESTSIDE ANGELS LLP


Designated Partner



AND WHEREAS the name of Santana Caridade Britto and Pascoal Brito reflects on Form III and IX of Property bearing survey No.73/4 of village Marna, Siolim.

AND WHEREAS the said Mr. Pascoal Caridade Britto alias Pascoal Britto alias Mr. Pascoal Beneditt Britto expired on 08/04/1986 at Mumbai and his wife Mrs. Mary Navity Britto alias Mary Natividade Britto alias Mary Nattivity Britto expired on 09/08/1982 at Mumbai, without leaving behind any will or testamentary disposition of their wishes but leaving behind their following children who are as follows:

I) Mr. John Caridade Britto alias John Caridade Britto Alias John C. Britto married to Mrs. Olivia Britto.

That said Mr. John Caridade Britto alias John Britto alias John C. Britto expired on 1/02/2014 at Mumbai without leaving any will or testamentary disposition as his last wishes but leaving behind his widow and moiety holder his wife Mrs. Olivia Britto and the following children:

a) Mrs. Susan Rosario alias Susan Maria Britto married to Mrs. David Rosario alias David Dominic Rosario

b) Mr. Savio Augsutine Britto married to Evelyn Savio Britto

c) Mrs. Sharon Monica Baumgartner married to Laurent Baumgartner.

II) Mrs. Rosy Esmy D'Souza married to Mr. Chageus Baptista D'Souza alias Francis Baptista Nicolau D'Souza.

That the said Mr. Chageus Baptista D'souza Alias Francis Baptista Nicolau D'Souza expired on 06/07/2015 at Sec.17, Nerul, Navi Mumbai, without leaving any will or testamentary disposition as his last wishes but leaving behind his widow and moiety holder his wife Mrs. Rosy D'Souza and his sole and universal heir, their children:

a) Mr. Austin Floyd D'Souza

b) Mr. Simon Morris D'Souza married to Mrs. Sharlene D'Souza

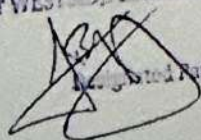
c) Alzira Clamy Fernandes alias Allzira Anthony Fernandes Married to Mr. Anthony Fernandes

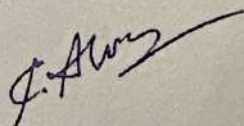
d) Mrs. Justina Peidade Gomes married to Mr. Francis Nerious Gomes

That the said Mr. Francis Gomes expired on 19/12/2019, at H. no. 21, Belsur Vado, St. Mathias, Divar, Goa, leaving behind him his widow and moiety holder his wife, Mrs. Justina Piedade Gomes and his sole and universal heir

1. Mr. John Francis Gomes.

For WESTSIDE ANGELS LLP


Partner



III) Mrs. Patsy Ellen Carneiro Alias Patsy Ellen Britto Alias Patsy Ellan Benny Pascoal Britto married to Mr. Pedro Luis Carneiro alias Luis Carneiro.

That the said Mrs. Patsy Ellen Carneiro Alias Patsy Ellen Britto Alias Patsy Ellan Benny Pascoal Britto expired on 11/12/2014 at her residence at Old Golden Nest, Phase 3, Sonam Pushpanjali Building no. 9/501, Mira Road East, Thane and her husband Mr. Pedro Luis Carneiro alias Luis Carneiro expired on 25/04/2021 at Seven Hills Hospital without leaving any will or testamentary disposition as his last wishes but leaving behind their sole and universal heir:

a) Mrs. Priscilla Olivia Cardozo Alias Priscilla Olivia Carneiro married to Mr. Jose Bernardo Cardozo

IV) Mrs. Regina D'Silva married to Mr. Anthony D'Silva

V) Mrs. Elizabeth Fernandes alias Elizabeth Josephine Brito e Fernandes married to Mr. Cipiriano Fernandes alias Cipriano Fernandes

AND WHEREAS the said Mr. Santan Caridade Britto alias Santano Caridade Britto alias Santana Caridade Britto expired on 30/07/1993 at Mumbai and the said Mrs. Esmeralda Britto expired on 30/05/1983 at Thane - Mumbai without leaving behind any will or testamentary disposition of their wishes but leaving behind their following children who are as follows:

I) Fr. Frank Santan Britto alias Frank Britto

That the said Fr. Frank Santan Britto alias Frank Britto expired on 21/07/2019 at Holy Family Hospital, Bombay in the status of a Bachelor, without leaving any will or testamentary disposition as his last wishes.

II) Mr. Fedric Leo Britto alias Fedric Britto alias Freddy Britto alias Fredrick Leo Britto married to Rita Britto alias Rita Fredrick Britto alias Alias Rita Alvares alias Rita Charles Alvares,

That the said Mr. Fedric Leo Britto alias Fedric Britto alias Freddy Britto alias Fredrick Leo Britto expired on 18/06/2006 at Mumbai leaving behind his widow and half moiety share holder his wife Rita Britto alias Rita Fredrick Britto alias Alias Rita Alvares alias Rita Charles Alvares and their children who are as follows:

a) Mrs. Farita Khanna married to Mr. Vipin Khanna

For THE ANGELS LLP
Partner

P. Khanna

b) Mr. Rosevelt Britto married to Edita Britto alias Edita Rimkute

III) Mrs. Maria D'Souza married to Mr. John A. D'Souza,

That the said Mr. John A. D'Souza expired on 10/2/2012 at Mumbai leaving behind his widow and moiety holder his wife Mrs. Maria D'Souza and following children:

a) Mrs. Juelle Noronha alis Juelle D'souza married to Melvin Noronha

b) Mrs. Meaveanne D'Souza alias Meaveanne Pereira married to Mr. Gavin Pereira.

IV) Mr. Thomas Britto married to Mrs. Lydia Britto

V) Mrs. Jenifer Alvares married to Mr. Christopher Alvares alias Christopher Charles Alvares

AND WHEREAS in order to devolve down the inheritance to the present living sole successors, in Inventory Proceeding was initiated in the court of the Civil Judge Junior Division at Mapusa, upon the death of the said Mr. Joao Manoel Brito and Maria Arcangela Souza, which came to be registered under no. 737/2023/D

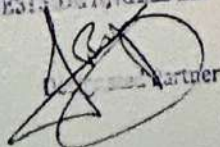
AND WHEREAS, the above titled inventory proceeding was confirmed and concluded vide Judgment dated 27/02/2024, the said property listed under Item No.2 was in terms of principals of inheritance allotted to the VENDOR NO. 1 to 35 herein.

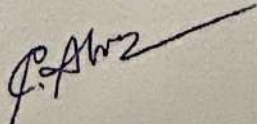
AND WHEREAS thus, the VENDOR NO. 1 TO 35 became the absolute owners of the **SAID PROPERTY**, by virtue of Judgment dated 27/02/2024 passed in the Inventory Proceedings No. 737/2023 in the Civil Judge Junior Division at Mapusa-Goa.

AND WHEREAS the PURCHASER has approached the VENDORS to purchase the said property from the VENDORS herein.

AND WHEREAS, the present PURCHASER has examined all the documents in possession of the OWNERS/VENDORS and also other related Public documents as well as the permission of the concerned

For WESTSIDE ANGELS LLP


Partner



authorities and upon satisfaction of title of the OWNERS towards the SAID PROPERTY, The PURCHASER has approached the OWNERS with a request to purchase THE SAID PROPERTY measuring 1600 sq. mts., surveyed under survey No.73/4, forming a part of the larger Property known as "SIMEOILEM-BATA", situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, described in the Taluka Land Registration office of Bardez under No. 6172 at Folios 280 of Book B-16 but not enrolled in the Taluka Revenue Office and bearing Old Cadastral No.572.

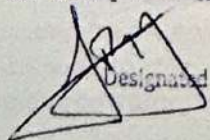
AND WHEREAS the VENDOR NO. 1 to 35 are the sole and absolute owners of the said property and besides the vendors no other person or party has any right, title, interest, claim or demand or any right of any kind whatsoever over or upon the said property and the Vendor's absolute title, over the said property is unencumbered in any manner whatsoever.

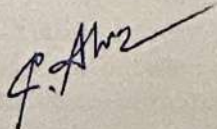
AND WHEREAS the Purchaser has approached the owners/Vendors to purchase the said property along with undivided, indivisible and impartible ownership rights in the said property with all rights, title and interest, easements, privileges and appurtenances thereto, and the owners/Vendors have agreed to sell and convey the said property along with undivided, indivisible and impartible ownership rights in the said property with all rights, title and interest, easements, privileges and appurtenances thereto, to the purchaser for a consideration of **Rs. 3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only)** to be paid by the Purchaser to the Owners/Vendors.

AND WHEREAS the Owners/Vendors have not created any hypothecation or any kind of lien on the said property fully described in the Schedule hereunder.

AND WHEREAS, the Owners/Vendors herein are now registering the Sale Deed in favour of the Purchaser herein.

For WESTERN ANGELS LLP


Designated Partner



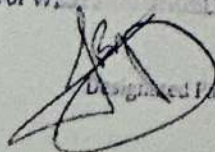
NOW THIS DEED OF SALE WITNESSETH AS UDER:

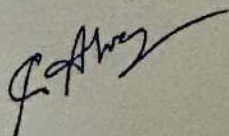
1. That in pursuance of the above agreement and in consideration of payment of **Rs. 3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only)** is paid by the Purchaser to the Vendors in the following manner as listed in Schedule -II.

the receipt of which the owners/vendors do hereby admit and acknowledge, they the owners/vendors do hereby sell, convey and transfer unto the purchaser all their rights, title, interest, possession, lien, claim and ownership to the said property, admeasuring 1600 sq. mts. surveyed under survey No.73/4, forming a part of the larger Property known as "SIMEOILEM-BATA", situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, described in the Taluka Land Registration office of Bardez under No. 6172 at Folios 280 of Book B-16 but not enrolled in the Taluka Revenue Office and bearing Old Cadastral No.572, along with undivided, indivisible and impartible ownership rights in the said property with all rights, title and interest, easements, privileges and appurtenances thereto, situated within the local jurisdiction of Village Panchayat of Marna, Taluka of Bardez, Sub District of Bardez, District of North Goa, State of Goa, and is more particularly described in the Schedule.

2. That the Owners/Vendors does hereby covenants with the Purchaser, that notwithstanding any act, deed matter or thing whatsoever by the Owners/Vendors or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the owners/vendors now has good and rightful power and absolute authority to grant, release convey and assure the said property hereby sold, transferred, granted, released and/or assured unto and to the use of the Purchaser forever in the manner aforesaid AND THAT shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the SAID PROPERTY and of every part thereof, to use, enjoy sell, transfer and/or otherwise deal with the same, without any interruption, claim or demand,

For WITNESSES LLP


Designated Partner



whatsoever, from or by the OWNERS/VENDORS or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

3. That the owners/vendors on the execution of this Deed of Sale handed over vacant and peaceful possession of the said property to the purchaser.

4. Now the OWNERS/VENDORS have been left with no right, title, interest, claim or concern of any nature with the SAID PROPERTY and the PURCHASER has become the absolute owner of the said property with full right to use, enjoy, sell and transfer the same and/or to construct any structure as an absolute owner without any objection/hindrance by the Owners/Vendors or any other person claiming through or under the Owners.

5. That the OWNERS/VENDORS hereby assure the PURCHASER that the OWNERS/VENDORS have neither done nor been party to any act whereby the OWNER's right and title to the SAID PROPERTY may in any way be impaired or whereby the Owners may be prevented from transferring the SAID PROPERTY.

6. That the OWNERS/VENDORS hereby assure the PURCHASER that the SAID PROPERTY is free from all kinds of encumbrances such as prior sale, gift, mortgages, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Lease, Loan, Surety, security, notices, claims, demands, Will, Trust, Exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any portion of the SAID PROPERTY is taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the Owners/Vendors, then the OWNERS/VENDORS will be liable and responsible to make good the loss suffered by the PURCHASER.

7. That the OWNERS/VENDORS hereby assure, represent and covenant with the PURCHASER as follows:

- a. That the SAID PROPERTY is free from all the encumbrances whatsoever or howsoever.
- b. That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of

For WEI [Signature] LLP

Designated Partner

[Signature]

acquisition or requisition has been received in respect of the SAID PROPERTY.

c. That except the OWNERS/VENDORS no body else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the SAID PROPERTY.

d. That there is no legal impediment or bar whereby the OWNERS/VENDORS can be prevented from selling, transferring and vesting the absolute title in the SAID PROPERTY in favour of the PURCHASER.

e. That there is no subsisting agreement for sale, in respect of the SAID PROPERTY hereby agreed to be sold to the PURCHASER and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.

f. That the OWNERS/VENDORS has a marketable title in respect of the SAID PROPERTY.

g. That there is no notice of default or breach on the part of the OWNERS/VENDORS or their pre-decessors in interest of any provisions of law in respect of the SAID PROPERTY.

h. The SAID PROPERTY is not subject to any requisition/acquisition by the central or the state Government or any other authority, body, tribunal or instrumentality and there exists no event or circumstance which is likely to result in any requisition/acquisition of the SAID PROPERTY by the central or the State Government or any other authority, body, tribunal or instrumentality.

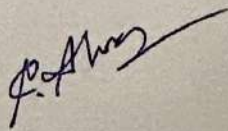
i. The OWNERS/VENDORS are the absolute owners and in possession of the SAID PROPERTY and has a clean and unrestricted right thereto and the OWNERS/VENDORS have an absolute, unfettered and unrestricted right to sell and transfer the same to the PURCHASER and execute this Sale Deed, as per the terms and conditions contained herein. Neither the OWNERS/VENDORS nor their legal heirs, successors etc., has or have any right or lien of any nature whatsoever over the SAID PROPERTY.

j. There are no pending litigation or proceedings of any nature whatsoever in connection with the SAID PROPERTY that may affect or are likely to affect, the execution of this Sale Deed, the Transfer thereof, or the OWNER's title to the SAID PROPERTY.

8. In case any of the representations, assurances, promise etc., hereby made is discovered to be incorrect, misleading false and/or in case of concealment/non-disclosure of any

For WEST ... SLLP


Designated Partner



material information/fact by the OWNERS/VENDORS which in any manner relates to the SAID PROPERTY and/or affects the transferability thereof, or if the whole or any portion of the SAID PROPERTY is ever taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the OWNERS and/or otherwise, then the OWNERS/VENDORS shall also be liable and responsible to make good all the losses, damages, demands actions, disputes, claims, costs, charges and expenses etc., of any nature suffered or sustained by the PURCHASER and keep the PURCHASER indemnified in all respects whatsoever. Relying on the representations, assurances, promises etc., of the OWNERS/VENDORS as made therein, the PURCHASER had purchased the SAID PROPERTY free from all encumbrances from the OWNERS/VENDORS.

9. That in case any defect is found in the title of the vendor in the said property hereby sold and / or in the present conveyance then the owners do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser, at the cost and expense of the purchaser.

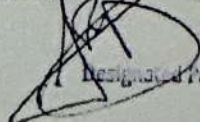
10. That the price paid corresponds to the market value of the said property and the stamp duty is paid by the Purchaser accordingly.

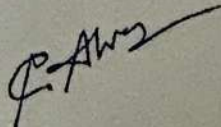
11. That the Owners/Vendors does hereby assure the Purchaser that the Property hereby sold is free from any encumbrances whatsoever and the Owners/Vendors have absolute title and exclusive right to convey the said property by way of sale.

12. 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 along with the said house and outhouse hereby sold without any hindrance, claim, interruption or demand whatsoever from the Owners/Vendors or from any person claiming through or under them.

13. That the Owners/Vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the

For W... LLP


Designated Partner



purchaser and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the owner or any breach of the covenants hereunder contained.

14. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21/8/1978 published in Official Gazette Series II No: 21 dated 24/8/1978.

15. That it is clarified and made clear that with the execution hereof, the OWNERS/VENDORS have sold and transferred his entire rights, interest, share and entitlements in the SAID PROPERTY to the PURCHASER herein and this has been left with no right or interest of any kind whatsoever in the SAID PROPERTY or any part thereof and further all his rights, title, interest, share and entitlements of all nature whatsoever in respect of the said property under and by virtue of any deed/document or otherwise, stands conveyed and transferred to the PURCHASER absolutely and forever.

16. The said scheduled property is non agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines. The office of Civil Registrar - Cum - Sub Registrar, Bardez shall not be responsible if the parties violate FEMA and RBI guidelines.

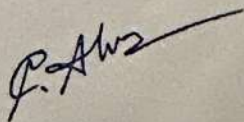
17. That all the original documents/certified true copies from the concerned authorities, has been handed over to the Purchaser today.

18. That the Owners/Vendors also give their No Objection for the purchaser herein to carry out the mutation and get their names recorded in Form I & XIV of Survey No. 73/4 of Village Marna, Siolim, Bardez, Goa.

19. The present value of the Said property is **Rs. 3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only)** which has been affixed hereto and Stamp duty of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) is paid vide Challan No. 202400211426, dated 15/03/2024, Registration Plus Processing Fees of Rs. 9,68,300/- has been paid vide Challan No. 202400211439 and

For WESTERN... LLP


Designated Partner



202400211439, dated 15/03/2024 and 20/03/2024 and Mutation fees of Rs. 2,000/- (Rupees Two Thousand Only) has been paid vide Challan No. 202400211434, dated 15/03/2024, which is borne by the Purchaser.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date aforementioned in the presence of the undersigned witnesses.

SCHEDULE - I
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property admeasuring 1600 sq. mts. surveyed under survey No. 73/4, forming a part of the larger Property known as "SIMEOILEM-BATA", situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, described in the Taluka Land Registration office of Bardez under No. 6172 at Folios 280 of Book B-16 but not enrolled in the Taluka Revenue Office and bearing Old Cadastral No.572 and the same is bounded as under:-

Towards East: By property bearing survey No.73/4;

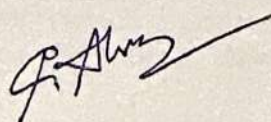
Towards West: By Property bearing Survey No. 73/5;

Towards North: By road;

Towards South:- By property bearing survey No.76/2.

For WITNESS

Designated Partner



SCHEDULE - II
(PAYMENT DETAILS)

For WESTSIDE ANGELS LLP

Designated Partner

A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 1**, vide D.D. bearing No. 003157, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand Only) which is paid vide Challan No. 32427, drawn on HDFC Bank, dated 03/04/2024.

For WESTSIDE ANGELS LLP

Designated Partner

A sum of Rs. 5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only) is paid to the **Vendor No. 2**, vide D.D. bearing No. 003153, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 6,000/- (Rupees Six Thousand Only) which is paid vide Challan No. 32506, drawn on HDFC Bank, dated 03/04/2024.

For WESTSIDE ANGELS LLP

Designated Partner

A sum of Rs. 5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only) is paid to the **Vendor No. 3**, vide D.D. bearing No. 003154, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 6,000/- (Rupees Six Thousand Only) which is paid vide Challan No. 32558, drawn on HDFC Bank, dated 03/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

A sum of Rs. 5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only) is paid to the **Vendor No. 4**, vide D.D. bearing No. 003156, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 6,000/- (Rupees Six Thousand Only) which is paid vide Challan No. 32474, drawn on HDFC Bank, dated 03/04/24.

e. A sum of Rs. 4,75,200/- (Rupees Four Lakhs Seventy Five Thousand Two Hundred Only) is paid to the **Vendor No. 5**, vide D.D. bearing No. 003155, drawn on

For WESTSIDE ANGELS LLP

Designated Partner

For WESTSIDE ANGELS LLP

Designated Partner

HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ ~~28~~¹⁸% i.e Rs. 1,24,800/- (Rupees One Lakh Twenty Four Thousand Eight Hundred Only) which is paid vide Challan No. 00098, drawn on MPFC Bank, dated 04/04/2024.

For WESTSIDE ANGELS LLP

Designated Partner

f. A sum of Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) is paid to the **Vendor No. 6**, vide D.D. bearing No. 003166, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 20,000/- (Rupees Twenty Thousand Only) which is paid vide Challan No. 32579, drawn on HDFC Bank, dated 03/04/2024.

Designated Partner

g. A sum of Rs. 4,95,792/- (Rupees Four Lakhs Ninety Five Thousand Seven Hundred and Ninety Two Only) is paid to the **Vendor No. 7**, vide D.D. bearing No. 003159, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 5,008/- (Rupees Five Thousand and Eight Only) which is paid vide Challan No. 3268, drawn on HDFC Bank, dated 3/4/2024.

Designated Partner

h. A sum of Rs. 4,95,792/- (Rupees Four Lakhs Ninety Five Thousand Seven Hundred and Ninety Two Only) is paid to the **Vendor No. 8**, vide D.D. bearing No. 003158, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 5,008/- (Rupees Five Thousand and Eight Only) which is paid vide Challan No. 00010, drawn on HDFC Bank, dated 4/4/2024.

Designated Partner

i. A sum of Rs. 4,95,792/- (Rupees Four Lakhs Ninety Five Thousand Seven Hundred and Ninety Two Only) is paid to the **Vendor No. 9**, vide D.D. bearing No. 003165, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 5,008/- (Rupees Five Thousand and Eight Only) which is paid vide Challan No. 32593, drawn on HDFC Bank, dated 3/04/2024.

Designated Partner

For WESTSIDE ANGELS LLP

Designated Partner

[Signature]

For WESTSIDE ANGELS LLP

j. A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the POA holder of **Vendor No. 10**, MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES, vide D.D. bearing No. 003162, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 2% i.e Rs. 4,16,000/- (Rupees four lakhs sixteen thousand Only) which is paid vide Challan No. 00102, drawn on HDFC Bank, dated 04/04/24 on behalf of **Vendor No. 10**.

For WESTSIDE ANGELS LLP

A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the POA holder of **Vendor No. 11**, MR. CHRISTOPHER CHARLES ALVARES alias CHRISTOPHER C ALVARES, vide D.D. bearing No. 003163, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 2% i.e Rs. 4,16,000/- (Rupees four lakhs sixteen thousand Only) which is paid vide Challan No. 00106, drawn on HDFC Bank, dated 04/04/2024 on behalf of **Vendor No. 11**.

For WESTSIDE ANGELS LLP

A sum of Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) is paid to the **Vendor No. 12**, vide D.D. bearing No. 03164, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 20,000/- (Rupees Twenty thousand Only) which is paid vide Challan No. 00027, drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

A sum of Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) is paid to the **Vendor No. 13**, vide D.D. bearing No. 003161, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 20,000/- (Rupees Twenty thousand Only) which is paid vide Challan No. 00022, drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

For WESTSIDE ANGELS LLP
Designated Partner
For WESTSIDE ANGELS LLP
Designated Partner
For WESTSIDE ANGELS LLP
Designated Partner
For WESTSIDE ANGELS LLP
Designated Partner

A sum of Rs. 12,80,000/- (Rupees Twelve Lakhs Eighty Thousand Only) is paid to the **Vendor No. 14**, vide D.D. bearing No. 004067, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @20% i.e Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only) which is paid vide Challan No. 32190, drawn on HDFC Bank, dated 03/04/2024.

o. A sum of Rs. 2,11,204/- (Rupees Two Lakhs Eleven Thousand Two Hundred and Four Only) is paid to the **Vendor No. 15**, vide D.D. bearing No. 004066, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @^{20%} i.e Rs. 55,468/- (Rupees Fifty Five Thousand four hundred & sixty eight Only) which is paid vide Challan No. 00089, drawn on HDFC Bank, dated 4/4/24.

A sum of Rs. 2,11,204/- (Rupees Two Lakhs Eleven Thousand Two Hundred and Four Only) is paid to the **Vendor No. 16**, vide D.D. bearing No. 004061, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @^{20%} i.e Rs. 55,468/- (Rupees Fifty five Thousand four hundred & sixty eight Only) which is paid vide Challan No. 00090, drawn on HDFC Bank, dated 04/04/24.

q. A sum of Rs. 2,15,040/- (Rupees Two Lakh Fifteen Thousand Forty Only) is paid to the **Vendor No. 17**, vide D.D. bearing No. 003135, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @20% i.e Rs. 53,760/- (Rupees Fifty Three Thousand seven sixty Only) which is paid vide Challan No. 02385, drawn on HDFC Bank, dated 04/04/2024.

r. A sum of Rs. 2,15,040/- (Rupees Two Lakh Fifteen Thousand Forty Only) is paid to the **Vendor No. 18**, vide D.D. bearing No. 003136, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @20% i.e Rs. 53,760/- (Rupees Fifty Three Thousand Seven Hundred & sixty Only) which is paid vide Challan No. 02385, drawn on HDFC Bank, dated 04/04/2024.

For WESTSIDE ANGELS LLP
Designated Partner

[Signature]

For WESTSIDE ANGELS LLP
For WESTSIDE ANGELS LLP
For WESTSIDE ANGELS LLP
For WESTSIDE ANGELS LLP
For WESTSIDE ANGELS LLP

Designated Partner
Designated Partner
Designated Partner
Designated Partner
Designated Partner

A sum of Rs. 2,12,890/- (Rupees Two Lakh Twelve Thousand Eight Hundred and Ninety Only) is paid to the **Vendor No. 19**, vide D.D. bearing No. 003145, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @~~1~~²% i.e Rs. 55,910/- (Rupees fifty five thousand nine hundred & ten Only) which is paid vide Challan No. 00093, drawn on HDFC Bank, dated 4/4/2024.

A sum of Rs. 2,12,890/- (Rupees Two Lakh Twelve Thousand Eight Hundred and Ninety Only) is paid to the **Vendor No. 20**, vide D.D. bearing No. 003146, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @~~1~~²% i.e Rs. 55,910/- (Rupees fifty five thousand nine hundred & ten Only) which is paid vide Challan No. 00094, drawn on HDFC Bank, dated 4/04/2024.

A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 21**, vide D.D. bearing No. 003137, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen thousand Only) which is paid vide Challan No. 08294, drawn on HDFC Bank, dated 04/04/2024.

v. A sum of Rs. 3,96,000/- (Rupees Three Lakhs Ninety Six Thousand Only) is paid to the **Vendor No. 22**, vide D.D. bearing No. 003138, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 4,000/- (Rupees Four thousand Only) which is paid vide Challan No. 03818, drawn on HDFC Bank, dated 04/04/2024.

w. A sum of Rs. 1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only) is paid to the **Vendor No. 23**, vide D.D. bearing No. 003144, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 2,000/- (Rupees Two thousand Only) which is paid vide Challan No. 3212, drawn on HDFC Bank, dated 03/04/2024.

For WESTSIDE ANGELS LLP
Designated Partner

[Signature]

Designated Partner

A sum of Rs. 1,98,000/- (Rupees One Lakh ^{Ninety eight} ~~Sixty~~ Thousand Only) is paid to the **Vendor No. 24**, vide D.D. bearing No. 003139⁶⁷, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 2,000/- (Rupees Two Thousand Only) which is paid vide Challan No. 2754, drawn on HDFC Bank, dated 04/04/24.

Designated Partner

A sum of Rs. 1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only) is paid to the **Vendor No. 25**, vide D.D. bearing No. 003140, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 2,000/- (Rupees Two Thousand Only) which is paid vide Challan No. 3228, drawn on HDFC Bank, dated 03/04/2024.

Designated Partner

A sum of Rs. 1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only) is paid to the **Vendor No. 26**, vide D.D. bearing No. 003147, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 2,000/- (Rupees Two Thousand Only) which is paid vide Challan No. 32312, drawn on HDFC Bank, dated 03/04/24.

Designated Partner

aa. A sum of Rs. 1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only) is paid to the **Vendor No. 27**, vide D.D. bearing No. 003143, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 2,000/- (Rupees Two Thousand Only) which is paid vide Challan No. 04564, drawn on HDFC Bank, dated 04/04/24.

Designated Partner

bb. A sum of Rs. 1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only) is paid to the **Vendor No. 28**, vide D.D. bearing No. 003142, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 2,000/- (Rupees Two Thousand Only) which is paid vide Challan No. 04917 drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

For WESTSIDE ANGELS LLP

Designated Partner

A. A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 29**, vide D.D. bearing No. 003141, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand Only) which is paid vide Challan No. 32355, drawn on HDFC Bank, dated 03/04/2024.

For WESTSIDE ANGELS LLP

Designated Partner

dd.

sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 30**, vide D.D. bearing No. 003149, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand Only) which is paid vide Challan No. 06492, drawn on HDFC Bank, dated 04/04/2024.

A

For WESTSIDE ANGELS LLP

Designated Partner

ee. A sum of Rs. 4,95,792/- (Rupees Four Lakhs Ninety Five Thousand Seven Hundred and Ninety Two Only) is paid to the **Vendor No. 31**, vide D.D. bearing No. 003160, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 5,008/- (Rupees Five Thousand & Eight Only) which is paid vide Challan No. 3203, drawn on HDFC Bank, dated 03/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

ff. A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 32**, vide D.D. bearing No. 003148, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand Only) which is paid vide Challan No. 07065, drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

F. Ans

For WESTSIDE ANGELS LLP

Designated Partner

gg. A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 33**, vide D.D. bearing No. 003152, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand - Only) which is paid vide Challan No. 52385, drawn on HDFC Bank, dated 03/04/2024.

For WESTSIDE ANGELS LLP

Designated Partner

hh. A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 34**, vide D.D. bearing No. 003151, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand - Only) which is paid vide Challan No. 05745, drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

ii. A sum of Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) is paid to the **Vendor No. 35**, vide D.D. bearing No. 003150, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @1% i.e Rs. 16,000/- (Rupees Sixteen Thousand - Only) which is paid vide Challan No. 02058, drawn on HDFC Bank, dated 04/04/24.



For WESTSIDE ANGELS LLP
Designated Partner

[Signature]

**SIGNED AND DELIVERED
BY WITHIN NAMED OWNERS/
VENDORS NO. 1**

(As a POA holder for Vendor No. 1,
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13,
14, 15, 16, 17, 18, 19, 20,
21, 22, 23, 24, 25, 26, 27,
28, 29, 30, 31, 32, 33, 34 and 35)



C. Alvares

C. Alvares

MR. CHRISTOPHER CHARLES ALVARES
alias **CHRISTOPHER C ALVARES**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For **WIT** **TEST**
[Signature]
Designated Partner

C. Alvares

**SIGNED AND DELIVERED
BY WITHINNAMED PURCHASER**

WESTSIDE ANGELS LLP

Through its Partner

For **WESTSIDE ANGELS LLP**

Designated Partner

**MR. SAMARTH BAJAJ alias
BAJAJ SAMARTH**



A handwritten signature in black ink, appearing to be 'S. Bajaj', written over a faint grid.



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For **WESTSIDE ANGELS LLP**
Designated Partner

A handwritten signature in black ink, appearing to be 'S. Bajaj', written over a faint grid.

IN PRESENCE OF THE WITNESSES:

1. MR. ABHIJEET KAMBLE

Address: 777/1, Porta Vadd, Siolim, Bardez, North Goa,
Goa - 403517

2. MR. BERNARDO CORNELIO FERNANDES

Address: H. No. 241/A Marna-Marra Opp St. Sebastian
Chapel North Goa Siolim Goa - 403517

For WESTSIDE ANGELS LLP

Designated Partner

Government of Goa

Directorate of Settlement and Land records
Plan

Taluka / Village Name : BARDEZ / Marna

Survey / Subdiv No. : 73/4

Appin date: 14-11-2023

Ref. No. :123-26319



For WESTSIDE ANGELS LLP

Designated Partner

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 15/11/2023 11:07:50 as per Online Ref No.123-26319. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/08/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <http://gov.goa.nic.in/dslr>.



FORM I & XIV

100018847459

नमुना नं १ व १४

03/04/2024

Page 1 of 2

BARDEZ

Survey No. 73

Marna

सर्वे नंबर

Sub Div. No. 4

हिस्सा नंबर

Tenure

सत्ता प्रकार

Plimbiche Bhal

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

Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.16.00

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

Class (a) वर्ग (ब)	Class (b) एकूण नापिक ज़मीन	Total Un-Cultivable Area एकूण	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.16.00

Remarks क्षेत्र

Assessment : Rs. 0.00	Foro फोर Rs. 0.00	Predial प्रेदियाल Rs. 0.00	Rent रेंट Rs. 0.00
-----------------------	----------------------	-------------------------------	-----------------------

Name of the Occupant नवाकराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks क्षेत्र
1 Rev Frank Britto		54168	
2 Rita Britto		54168	
3 Ferita Khanna		54168	
4 Roosevelt Britto		54168	
5 Maria D Souza		54168	
6 Juelle D Souza		54168	
7 Maeveanne D Souza		54168	
8 Thomas Britto		54168	
9 Christopher Alvares		54168	
10 Jennifer Alvares		54168	
11 Olivia Britto		54168	
12 Susan Rosario		54168	
13 Savio Britto		54168	
14 Sharon Monica Baumgartner		54168	

For WESTSIDE ANGELS LLP

Designated Partner

**FORM I & XIV**

नमूना नं १ व १४

100018847459

03/04/2024

Page 2 of 2

BARDEZ**Marna****Plimbiche Bhat**Survey No. 73
सर्वे नंबर

Sub Div. No. 4

हिस्सा नंबर
Tenure

सत्ता प्रकार

Name of the Occupant वस्तीवासीचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
Rosy D Souza		54168	
Patsy Cameiro		54168	
Regina D Silva		54168	
Elizabeth Fernandes		54168	
Name of the Tenant कृषकाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
Nil			
इतर हक्क Other rights holding rights and nature of rights: इतर हक्क बाबत धरणा-याचे नांव व हक्क प्रकार		Mutation No. फेरफार नं	Remarks शेरा
Nil			

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Name of the Cultivator सायण करणा-याचे नांव	Mode रीत	Season मीसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars Sq.Mts हे.अर. चौ. मी.	Unirrigated बिरायत Ha.Ars Sq.Mts हे.अर. चौ. मी.	Land not Available for cultivation बापिल उभील Nature प्रकार	Area क्षेत्र Ha.Ars Sq.Mts हे.अर. चौ. मी.	Source of irrigation सिंचनाचा सारि	Remarks जेरा
Nil									

End of Report

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



The record is computer generated on 03/04/2024 at 4:38:03PM as per Online Reference Number - 100018847459. 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>

For WESTSIDE ANGELS LLP**Designated Partner***[Signature]*



Government of Goa

Document Registration Summary 2

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

Date & Time : - 04-Apr-2024 04:29:37 pm

Document Serial Number :- 2024-BRZ-1848

Presented at 03:58:18 pm on 04-Apr-2024 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
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2	Registration Fee	960000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	8300
	Total	2580300

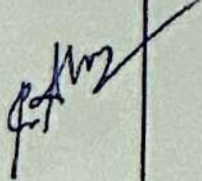
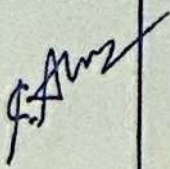
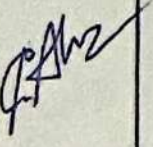
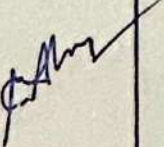
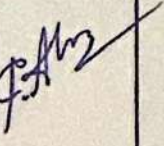
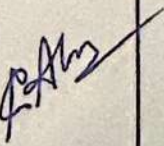
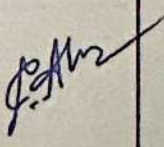
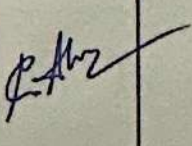
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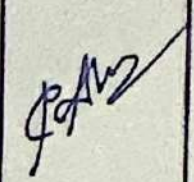
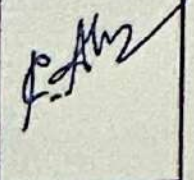
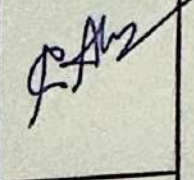
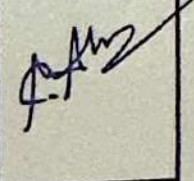
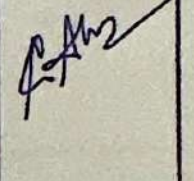
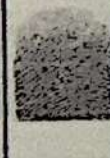
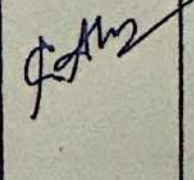
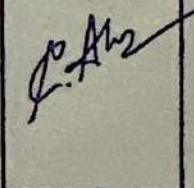
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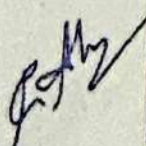
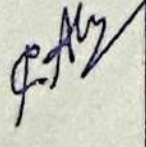
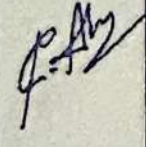
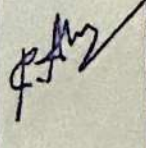
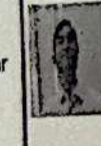
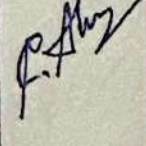
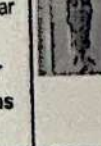
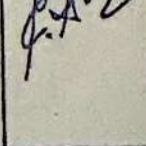
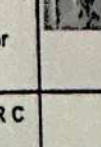
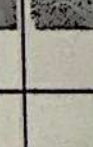
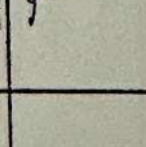
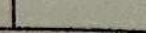
Sr.No	Party Name and Address	Photo	Thumb	Signature
1	REVANT SHARMA ,Father Name:Muktesh Sharma, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Plot No. 30, Sai Enclave H. NO. 8-2-674/B/2/10, Road No. 12, Banjara Hills, Khairatabad, Hyderabad, Telangana – 500034, Address2 - , PAN No.:			

Executor

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.:			
2	CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for EDITA BRITTO Alias EDITA RIMKUTE Alias EDITA RIMKUTE BRITTO			
3	CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for ROOSEVELT BRITTO Alias ROOSEVELT FREDRICK BRITTO			

Party Name and Address	Photo	Thumb	Signature
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for VIPIN KHANNA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for FERITA KHANNA Alias FERITA VIPIN KHANNA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for RITA BRITTO Alias RITA FREDRICK BRITTO Alias RITA ALVARES Alias RITA CHARLES ALVARES			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for GAVIN IGNATIUS PEREIRA Alias GAVIN PEREIRA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for JENNIFER ALVARES Alias JENNIFER C ALVARES Alias JENNIFER CHRISTOPHER ALVARES			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for MAEVEANNE DSOUZA Alias MEAVEANNE PEREIRA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for MARIA DSOUZA Alias MARIA JOHN DSOUZA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for MELVIN NORONHA Alias MELVIN CARMEL NORONHA			

Party Name and Address	Photo	Thumb	Signature
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for JUELLE DSOUZA Alias JUELLE JOHN DSOUZA Alias JUELLE NORONHA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for LYDIA BRITTO Alias MENEZES BRITTO LYDIA BLOSSOM			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for THOMAS BRITTO Alias THOMAS VICTOR BRITTO			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for OLIVIA BRITTO Alias OLIVIA MARIA BRITTO			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for DAVID ROSARIO Alias ROSARIO DAVID DOMINIC Alias DAVID DOMINIC ROSARIO			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED] as Power Of Attorney Holder for SUSAN ROSARIO Alias SUSAN MARIA ROSARIO Alias BRITTO SUSAN MARIA Alias SUSAN MARIA BRITTO			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for EVELYN BRITTO Alias EVELYN SAVIO BRITTO			

Party Name and Address	Photo	Thumb	Signature
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for AUGUSTINE BRITTO Alias SAVIO AUGUSTINE BRITTO			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for LAURENT BAUMGARTNER Alias BAUMGARTNER LAURENT			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for SHARON MONICA BAUMGARTNER Alias BAUMGARTNER SHARON MONICA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for AUSTIN FLOYED DSOUZA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for ROSY D'SOUZA Alias ROSY ESMY DSOUZA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for SUNDAR SIMON D SOUZA Alias SHARLENE DSOUZA Alias SUNDAR D'SOUZA Alias SUNDAR BABJI CHAUDHARI			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for SIMON DSOUZA Alias SIMON MORRIS D'SOUZA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for JOHN FRANCIS GOMES			

Party Name and Address

Photo

Thumb

Signature

CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
JUSTINA FRANCIS GOMES Alias GOMES JUSTINA Alias
JUSTINA PEIDADE GOMES



CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
JOSE BERNARDO CARDOZO



CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
PRISCILLA OLIVIA CARDOZO Alias PRISCILLA OLIVIA
CARNEIRO



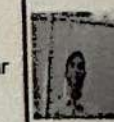
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
ANTHONY D'SILVA Alias ANTHONY CAMILA DISILVA



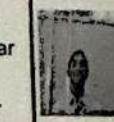
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
REGINA D'SILVA Alias REGINA ANTHONY DSILVA Alias
FATIMA R DSILVA

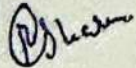
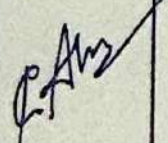
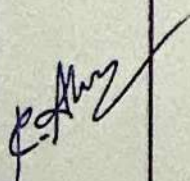


CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
CIPRIANO FERNANDES Alias CIPRIANO CLETO FERNANDES

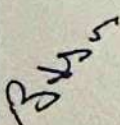
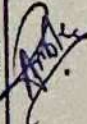


CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C
ALVARES , Father Name: Charles Alvares, Age: 70,
Marital Status: , Gender: Male, Occupation: Other, 15, Britto
House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar
West, Bhawani Shankar, Mumbai, Maharashtra-400028,
PAN No.: [REDACTED], as Power Of Attorney Holder for
ELIZABETH FERNANDES Alias ELIZABETH JOSEPHINE
BRITO E FERNANDES



Party Name and Address	Photo	Thumb	Signature
SHARMA , Father Name: Muktesh Sharma, Age: 36, Marital Status: , Gender: Male, Occupation: Business, Plot No. Enclave H. NO. 8-2-674/B/2/10, Road No. 12, Banjara Hills, Khairatabad, Hyderabad, Telangana - 500034, PAN No.: , as Power Of Attorney Holder for SAMARTH BAJAJ Alias BAJAJ SAMARTH Partner Of WESTSIDE ANGELS LLP			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for ANTHONY LOUIS FERNANDES Alias ANTHONY FERNANDES			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for ALZIRA ANTHONY FERNANDES Alias ALZIRA CLAMY FERNANDES			

Individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Party Name and Address	Photo	Thumb	Signature
Name: BERNARDO CORNELIO FERNANDES , Age: 50, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403517, H. No. 241/A Marna-Marra Opp St. Sebastian Chapel North Goa Siolim Goa, H. No. 241/A Marna-Marra Opp St. Sebastian Chapel North Goa Siolim Goa, Siolim, Bardez, North Goa, Goa			
Name: ABHIJEET KAMBLE , Age: 33, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403517, 777/1 porta vaddo siolim Bardez North Goa Goa, 777/1 porta vaddo siolim Bardez North Goa Goa, Siolim, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-1848

Serial No:-2024-BRZ-1848

Book :- 1 Document

Registration Number :- **BRZ-1-1728-2024**

Date : 05-Apr-2024



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

SUB-REGISTRAR
BARDEZ



**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 : ₹ 1000000/-
(Rupees Ten Lakhs only)**

**PAID VIDE E-RECEIPT NO 202400211478 DATED :16-Mar-2024,
IN THE GOVERNMENT TREASURY.**




05/04/24
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	:	202400009507
DOCUMENT SERIAL NUMBER	:	2024-BRZ-1850
DATE OF PRESENTATION	:	04-Apr-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1731-2024
DATE OF REGISTRATION	:	05-Apr-2024
NAME OF PRESENTER	:	REVANT SHARMA
REGISTRATION FEES PAID	:	₹600000/-
PROCESSING FEES PAID	:	₹2300/-
MUTATION FEES PAID	:	₹1500/-

\$A

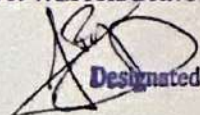
THIS DEED OF SALE is executed on this 20th day of March of the year Two Thousand and Twenty Four (20/03/2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

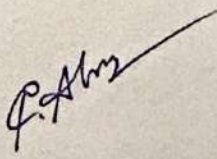
BETWEEN

1. MRS. RITA BRITTO alias RITA FREDRICK BRITTO, daughter of Charles Micheal Alvares, wife of late Fredrick Leo Britto, age 72 years, widow, housewife, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], resident of H. No. 302, Near St. Anns Chapel, Lima Wado, Thivim, Bardez, Goa and presently residing at 15, Britto House, Shankar Ghanekar Marg, Bhavani Shankar Road, Mumbai, Maharashtra 400028;

2. MRS. FERITA KHANNA alias FERITA VIPIN KHANNA, daughter of late Fredrick Leo Britto alias Fredrick Britto, age 46 years, married, housewife, Indian National, holding PAN Card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], resident of 15, Britto House, Shankar Ghanekar Marg, Dadar (W), Mumbai, Maharashtra 400028 and presently residing at opp. Zandu pharmacy, B-4, inder tower annex, Gokhale road, Prabhadevi, Prabhadevi, Mumbai, Maharashtra - 400025 and her husband;

For WESTSIDE ANGELS L P


Designated Partner



2. **MR. VIPIN KHANNA**, son of Mr. Amarnath Khanna alias Amar Nath Khanna, age 60 years, married, retired, Indian National, holding PAN card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], resident of 15, Britto House, Shankar Ghanekar Marg, Dadar (W), Mumbai, Maharashtra 400028 and presently residing at B4, INDER TOWER ANNEX, gokhale road, south, dadar west, Bhawani Shnkar, S. O., Mumbai, Maharashtra - 400025;

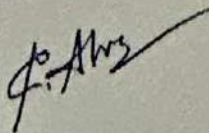
4. **MR. ROOSEVELT BRITTO alias ROOSEVELT FREDRICK BRITTO**, son of late Fredrick Leo Britto alias Fredrick Britto, age 42 years, married, businessman, Indian National, holding PAN card bearing No. [REDACTED] and Aadhar card bearing No. [REDACTED], residing at 15, Britto House, Shankar Ghanekar Marg, Opp. Silver Apartment, Dadar west, Mumbai, Bhawani Shankar, Maharashtra - 400028 and his wife;

5. **MRS. EDITA BRITTO alias EDITA RIMKUTE alias EDITA RIMKUTE BRITTO**, daughter of Jonas Rimkus alias Rimkute, age 38 years, married, housewife, Luthanian National, holding PAN Card bearing No. [REDACTED] and OCI card bearing No. A3427736, resident of 15, Britto House, Shankar Ghanekar Marg, Dadar WEST, Mumbai - 400028; herein after referred to as the **"OWNERS/VENDORS"** (which expression shall include their heirs, successors, legal representatives and assigns) of the **FIRST PART**;

AND

For WESTSIDE ANGELS LLP


Designated Partner



WESTSIDE ANGELS LLP, an Indian Limited Liability Partnership Firm, formed under the Limited Liability Partnership Act, 2008, having **Registration Number** [REDACTED], 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 [REDACTED] and TAN Number MUMW06843E, and represented herein by its Managing Partner, **MR. BAMARTH BAJAJ** alias **BAJAJ BAMARTH**, Son of Suresh Bajaj, aged about 36 years, holding PAN card bearing No. ALEPB3714P and Aadhar card bearing No. 758189821275, Indian National, Resident of S-1-32 R.P Road Secunderabad, Secunderabad, Hyderabad, Andhra Pradesh 500003, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, successors, legal representative and assigns) of the **SECOND PART**.

(The Vendor Nos. 1, 2, 3, 4 and 5 are herein represented by their POA holder, Brother / Uncle, **MR. CHRISTOPHER CHARLES ALVARES** alias **CHRISTOPHER C ALVARES**, son of late Charles Alvares, aged 70 years, married, retired, Indian National, holding PAN card bearing No. AAMPA3038N and Andhaar card bearing No. 721140826632 residing at 15, Britto House, Shankar Chanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, vide POA dated 14/02/2023, before

For **WESTSIDE ANGELS LLP**

Designated Partner

AND WHEREAS the name of Fredy Britto reflects on Manual Form I and XIV of survey No 73/3 of village Marna, Siolim, Bardez, Goa.

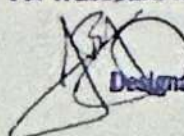
AND WHEREAS the name of Fredy Britto reflects on Form III of survey No.73/3 of village Marna, Siolim, Bardez, Goa.

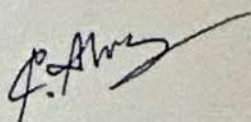
AND WHEREAS Said Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto expired on 18/06/2006 without any will, gift or any disposition of their last wishes, leaving behind his widow Mrs. Rita Brito alias Rita Alvares alias Rita Charles Alvares alias Rita Romaldine Alvares and the following children as legal heirs:

- 1) Mrs. Florita Vipin Khanna, married to Mr. Vipin Khanna
- 2) Mr. Roosevelt Britto, married to Mrs. Edita Britto alias Edita Rimkute

AND WHEREAS upon the death of Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto, an

For WESTSIDE ANGELS LLP


Designated Partner



(The said property admeasuring 1000 sq. mts is hereinafter referred to as the **"SAID PROPERTY"**)

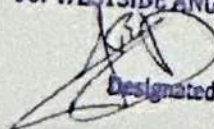
AND WHEREAS the said Property originally belonged to Joao Santana Brito, son of Rosario Manuel Britto and Rosa Joaquina de Souza.

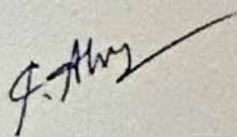
AND WHEREAS vide Deed of Justification dated 21/07/1962, drawn at Judicial Division of Bardez in the city of Mapusa before the Notary Antonio Jose Joao Francisco Pinto de Menezes, said Christina Brito also known as Cristalina Pereira e Brito, widow of Joao Santana Brito declared to be the sole heir of Joao Santana Brito.

AND WHEREAS vide Sale Deed of Immovable Properties dated 28/02/1968, duly registered in the office of the Sub-Registrar of Bardez at Mapusa under No 1607 of Book I, Vol 23rd at pages 106 to 111 dated 29/02/1968, said Cristalina Pereira e Brito alias Cristalina Brito sold the said property listed under Property No. 10 to Mr. Frederico Leo Britto.



For WESTSIDE ANGELS LLP


Designated Partner



AND WHEREAS the name of Fredy Britto reflects on Manual Form I and XIV of survey No.73/3 of village Marna, Siolim, Bardez, Goa.

AND WHEREAS the name of Fredy Britto reflects on Form III of survey No.73/3 of village Marna, Siolim, Bardez, Goa.

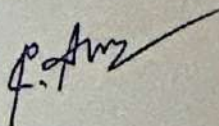
AND WHEREAS Said Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto expired on 18/06/2006 without any will, gift or any disposition of their last wishes, leaving behind his widow Mrs. Rita Brito alias Rita Alvares alias Rita Charles Alvares alias Rita Romaldine Alvares and the following children as legal heirs:

- 1) Mrs. Florita Vipin Khanna, married to Mr. Vipin Khanna
- 2) Mr. Roosevelt Britto, married to Mrs. Edita Britto alias Edita Rimkute

AND WHEREAS upon the death of Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto, an

For WESTSIDE ANGELS LLP

Designated Partner



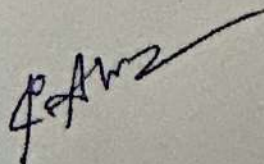
Inventory Proceedings was initiated under No.236/2008 by John Caridade Britto.

AND WHEREAS, on the death of Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto, Inventory Proceedings No.124/2019/E before the Civil Judge Junior Division at Mapusa-Goa, were initiated and in terms of the Inventory Proceedings, vide Judgment dated 30/10/2019, the said property listed under Item No.4 was allotted to 1) Mrs. Rita Brito alias Rita Alvares alias Rita Charles Alvares alias Rita Romaldine Alvares, 2) Mrs. Ferita Khanna, married to Mr. Vipin Khanna, 3) Mr. Roosevelt Britto married to Mrs. Edita Britto alias Edita Rimkute.

AND WHEREAS thus, the Vendor No. 1 to 5 became the absolute owners along with their respective spouses in possession of the SAID PROPERTY, by virtue of Judgment dated 30/10/2019 passed in the Inventory Proceedings No. 124/2019/E in the Civil Judge Junior Division at Mapusa-Goa.

For WESTSIDE ANGELS LLP

Designated Partner



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 04-Apr-2024 16:43:55
Date of Receipt: 04-Apr-2024

Receipt No : 2024-25/9/217
Serial No. of the Document : 2024-BRZ-1850
Nature of, Document : **Conveyance - 22**
Received the following amounts from **REVANT SHARMA** for Registration of above Document in Book-1 for the year 2024

Registration Fee	600000	E-Challan(Online fee)	• Challan Number : 202400211483 • CIN Number : CPADQCRIL8	600000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202400225972 • CIN Number : CPADQMLCC8	10000
Processing Fee	2240	E-Challan(Online fee)	• Challan Number : 202400211483 • CIN Number : CPADQCRIL8	2300
Total Paid	612300 (Rupees Six Lakh Twelve Thousands Three Hundred 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 :

Tejas Dhargalkar

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **04-Apr-2024**

Signature of the person receiving the Document

P. Sharma
Signature of the Presenter

M. D. D. D.
Signature of the Sub-Registrar

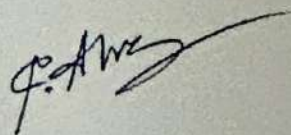
AND WHEREAS the Purchaser has approached the Vendors to purchase the said property from the Vendors herein.

AND WHEREAS, the present PURCHASER has examined all the documents in possession of the OWNERS/VENDORS and also other related Public documents as well as the permission of the concerned authorities and upon satisfaction of title of the OWNERS towards the SAID PROPERTY, The PURCHASER has approached the OWNERS with a request to purchase THE SAID PROPERTY known as "PLIMBICHE BHAT" also known as "SIMEOILEM-BATA", admeasuring 1000 sq. mts. surveyed under survey No.73/3, situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, not described in the Taluka Land Registration office of Bardez but found enrolled in the Taluka Land Revenue office of Bardez under No. 742 of first division and bearing Old Cadastral No.569(Part).

AND WHEREAS the VENDOR NO. 1 to 5 are the sole and absolute owners of the said property and besides the vendors no other person or party has any right, title,

For **WESTSIDE ANGELS LLP**

Designated Partner



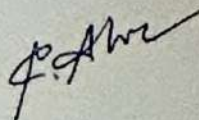
interest, claim or demand or any right of any kind whatsoever over or upon the said property and the Vendor's absolute title, over the said property is unencumbered in any manner whatsoever.

AND WHEREAS the Purchaser has approached the owners/Vendors to purchase the said property along with undivided, indivisible and impartible ownership rights in the said property with all rights, title and interest, easements, privileges and appurtenances thereto, and the owners/Vendors have agreed to sell and convey the said property along with undivided, indivisible and impartible ownership rights in the said property with all rights, title and interest, easements, privileges and appurtenances thereto, to the purchaser for a consideration of **Rs. 2,00,00,000/- (Rupees Two Crores Only)** to be paid by the Purchaser to the Owners/Vendors.

AND WHEREAS the Owners/Vendors have not created any hypothecation or any kind of lien on the said property fully described in the Schedule hereunder.

For **WESTSIDE ANGELS LLP**


Designated Partner



AND WHEREAS, the Owners/Vendors herein are now registering the Sale Deed in favour of the Purchaser herein.

NOW THIS DEED OF SALE WITNESSETH AS UDER:

1. That in pursuance of the above agreement and in consideration of payment of **Rs. 2,00,00,000/- (Rupees Two Crores Only)** is paid by the Purchaser to the owners

in the following manner:-

a. A sum of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only) is paid to the **Vendor No. 1**, vide D.D. bearing No. 004062, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 1,00,000/- (Rupees One Lakh Only) which is paid vide Challan No. 00044, drawn on HDFC Bank, dated 04/04/24.

A sum of Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) is paid to the **Vendor No. 2**, vide D.D. bearing No. 004064, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 25,000/- (Rupees Twenty Five Thousand Only) which is paid vide Challan No. 00063, drawn on HDFC Bank, dated 04/04/24.

c. A sum of Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) is paid to the **Vendor No. 3**, vide D.D. bearing No. 004060, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 25,000/- (Rupees Twenty Five Thousand Only) which is paid vide Challan No. 00074, drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

[Signature]

For WESTSIDE ANGELS LLP

Designated Partner

sum of Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) is paid to the **Vendor No. 4**, vide D.D. bearing No. 004063, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 1% i.e Rs. 25,000/- (Rupees Twenty Five Thousand Only) which is paid vide Challan No. 00053, drawn on HDFC Bank, dated 04/04/24.

For WESTSIDE ANGELS LLP

Designated Partner

sum of Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) is paid to the **Vendor No. 5**, vide D.D. bearing No. 004065, drawn on HDFC Bank, Mapusa Branch, dated 03/04/2024, after deduction of TDS @ 20.20% i.e Rs. 5,20,000/- (Rupees Five Lakh Twenty Thousand Only) which is paid vide Challan No. 00083, drawn on HDFC Bank, dated 04/04/24.

the receipt of which the owners/vendors do hereby admit and acknowledge, they the owners/vendors do hereby sell, convey and transfer unto the purchaser all their rights, title, interest, possession, lien, claim and ownership to the said property known as "PLIMBICHE BHAT" also known as "SIMEOILEM-BATA", admeasuring 1000 sq. mts. surveyed under survey No.73/3, situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, not described in the Taluka Land Registration office of Bardez but found enrolled in the Taluka Land Revenue office of Bardez under No. 742 of first division and bearing Old Cadastral No.569(Part), along with 100% undivided, indivisible and impartible ownership rights in the said property with all rights, title

For WESTSIDE ANGELS LLP

Designated Partner

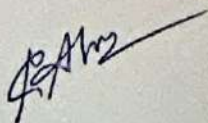
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and interest, easements, privileges and appurtenances thereto, situated within the local jurisdiction of Village Panchayat of Marna, Taluka of Bardez, Sub District of Bardez, District of North Goa, State of Goa, and is more particularly described in the Schedule.

2. That the Owners/Vendors does hereby covenants with the Purchaser, that notwithstanding any act, deed matter or thing whatsoever by the Owners/Vendors or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the owners/vendors now has good and rightful power and absolute authority to grant, release convey and assure the said property hereby sold, transferred, granted, released and/or assured unto and to the use of the Purchaser forever in the manner aforesaid AND THAT shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the SAID PROPERTY and of every part thereof, to use, enjoy sell, transfer and/or otherwise deal with the same, without any interruption, claim or demand, whatsoever, from or by the OWNERS/VENDORS or by any

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other person or persons lawfully or equitably claiming by, from, under or in trust for them.

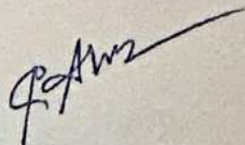
3. That the owners/vendors on the execution of this Deed of Sale handed over vacant and peaceful possession of the said property to the purchaser.

4. Now the OWNERS/VENDORS have been left with no right, title, interest, claim or concern of any nature with the SAID PROPERTY and the PURCHASER has become the absolute owner of the said property with full right to use, enjoy, sell and transfer the same and/or to construct any structure as an absolute owner without any objection/hindrance by the Owners/Vendors or any other person claiming through or under the Owners.

5. That the OWNERS/VENDORS hereby assure the PURCHASER that the OWNERS/VENDORS have neither done nor been party to any act whereby the OWNER's right and title to the SAID PROPERTY may in any way be impaired or whereby the Owners may be prevented from transferring the SAID PROPERTY.

For WESTSIDE ANGELS LLP

Designated Partner



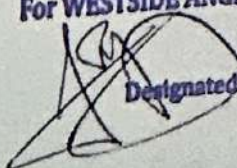
6. That the OWNERS/VENDORS hereby assure the PURCHASER that the SAID PROPERTY is free from all kinds of encumbrances such as prior sale, gift, mortgages, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Lease, Loan, Surety, security, notices, claims, demands, Will, Trust, Exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any portion of the SAID PROPERTY is taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the Owners/Vendors, then the OWNERS/VENDORS will be liable and responsible to make good the loss suffered by the PURCHASER.

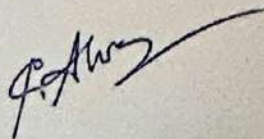


7. That the OWNERS/VENDORS hereby assure, represent and covenant with the PURCHASER as follows:

- a. That the SAID PROPERTY is free from all the encumbrances whatsoever or howsoever.
- b. That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the SAID PROPERTY.

For WESTSIDE ANGELS LLP


Designated Partner



c. That except the OWNERS/VENDORS no body else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the SAID PROPERTY.

d. That there is no legal impediment or bar whereby the OWNERS/VENDORS can be prevented from selling, transferring and vesting the absolute title in the SAID PROPERTY in favour of the PURCHASER.

e. That there is no subsisting agreement for sale, in respect of the SAID PROPERTY hereby agreed to be sold to the PURCHASER and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.

f. That the OWNERS/VENDORS has a marketable title in respect of the SAID PROPERTY.

g. That there is no notice of default or breach on the part of the OWNERS/VENDORS or their pre-decessors in interest of any provisions of law in respect of the SAID PROPERTY.

h. The SAID PROPERTY is not subject to any requisition/acquisition by the central or the state Government or any other authority, body, tribunal or instrumentality and there exists no event or circumstance which is likely to result in any requisition/acquisition of

For WESTSIDE ANGELS LLP
Designated Partner

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the SAID PROPERTY by the central or the State Government or any other authority, body, tribunal or instrumentality.

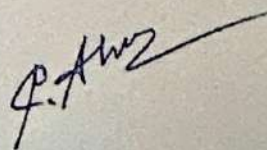
i. The OWNERS/VENDORS are the absolute owners and in possession of the SAID PROPERTY and has a clean and unrestricted right thereto and the OWNERS/VENDORS have an absolute, unfettered and unrestricted right to sell and transfer the same to the PURCHASER and execute this Sale Deed, as per the terms and conditions contained herein. Neither the OWNERS/VENDORS nor their legal heirs, successors etc., has or have any right or lien of any nature whatsoever over the SAID PROPERTY.

j. There are no pending litigation or proceedings of any nature whatsoever in connection with the SAID PROPERTY that may affect or are likely to affect, the execution of this Sale Deed, the Transfer thereof, or the OWNER's title to the SAID PROPERTY.

8. In case any of the representations, assurances, promise etc., hereby made is discovered to be incorrect, misleading false and/or in case of concealment/non-disclosure of any material information/fact by the OWNERS/VENDORS which in any manner relates to the SAID PROPERTY

For WESTSIDE ANGELS LLP


Designated Partner

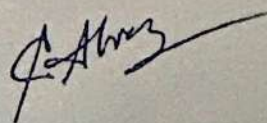


and/or affects the transferability thereof, or if the whole or any portion of the SAID PROPERTY is ever taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the OWNERS and/or otherwise, then the OWNERS/VENDORS shall also be liable and responsible to make good all the losses, damages, demands actions, disputes, claims, costs, charges and expenses etc., of any nature suffered or sustained by the PURCHASER and keep the PURCHASER indemnified in all respects whatsoever. Relying on the representations, assurances, promises etc., of the OWNERS/VENDORS as made therein, the PURCHASER had purchased the SAID PROPERTY free from all encumbrances from the OWNERS/VENDORS.

9. That in case any defect is found in the title of the vendor in the said property hereby sold and / or in the present conveyance then the owners do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser, at the cost and expense of the purchaser.

For WESTSIDE ANGELS LLP

Designated Partner



10. That the price paid corresponds to the market value of the said property and the stamp duty is paid by the Purchaser accordingly.

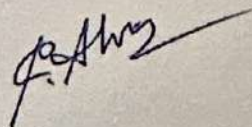
11. That the Owners/Vendors does hereby assure the Purchaser that the Property hereby sold is free from any encumbrances whatsoever and the Owners/Vendors have absolute title and exclusive right to convey the said property by way of sale.

12. 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 along with the said house and outhouse hereby sold without any hindrance, claim, interruption or demand whatsoever from the Owners/Vendors or from any person claiming through or under them.

13. That the Owners/Vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the purchaser and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by

For WESTSIDE ANGELS LLP

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reason of any defect in title of the owner or any breach of the covenants hereunder contained.

14. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21/8/1978 published in Official Gazette Series II No: 21 dated 24/8/1978.

15. The said scheduled property is non agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines. The office of Civil Registrar - Cum Sub Registrar, Bardez shall not be responsible if the parties violate FEMA and RBI guidelines

16. That it is clarified and made clear that with the execution hereof, the OWNERS/VENDORS have sold and transferred his entire rights, interest, share and entitlements in the SAID PROPERTY to the PURCHASER herein and this has been left with no right or interest of any kind whatsoever in the SAID PROPERTY or any part thereof and further all his rights, title, interest, share and entitlements of all nature whatsoever in respect of the said

For WESTSIDE ANGELS LLP

Designated Partner



property under and by virtue of any deed/document or otherwise, stands conveyed and transferred to the PURCHASER absolutely and forever.

17. That all the original documents/certified true copies from the concerned authorities, has been handed over to the Purchaser today.

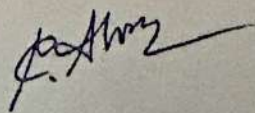
18. That the Owners/Vendors also give their No Objection for the purchaser herein to carry out the mutation and get their names recorded in Form I & XIV of Survey No. 73/3 of Village Marna, Siolim, Bardez, Goa.



19. The present value of the Said property is **Rs. 2,00,00,000/- (Rupees Two Crores Only)** which stamp duty of Rs. 10,00,000/- (Rupees Ten Lakhs Only) which has been paid vide Challan No. 202400211478, dated 15/03/2024 which has been affixed hereto and Registration Plus Processing Fees of Rs. 6,02,300/- (Rupees Six Lakhs Two Thousand and Three Hundred Only) has been paid vide Challan No. 202400211483, dated 15/03/2024 and Mutation fees of Rs. 1,500/- has

For **WESTSIDE ANGELS LLP**

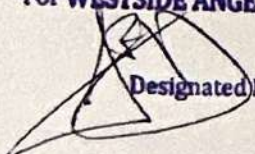
Designated Partner

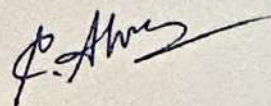


been paid vide Challan No. 202400211481, dated 15/03/2024, which is borne by the Purchaser.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date aforementioned in the presence of the undersigned witnesses.

For **WESTSIDE ANGELS LLP**


Designated Partner





SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as "PLIMBICHE BHAT" also known as "SIMEOILEM-BATA", admeasuring 1000 sq. mts. surveyed under survey No.73/3, situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, not described in the Taluka Land Registration office of Bardez but found enrolled in the Taluka Land Revenue office of Bardez under No. 742 of first division and bearing Old Cadastral No.569(Part) and the same is bounded as under:-

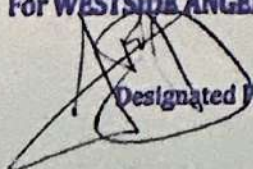
Towards East: By property bearing survey No.73/4;

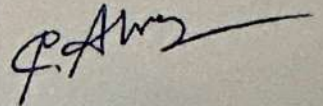
Towards West: By Property bearing Survey No. 73/1;

Towards North: By road;

Towards South:- By property bearing survey No.73/2.

For **WESTSIDE ANGELS LLP**


Designated Partner



SIGNED AND DELIVERED

BY WITHIN NAMED OWNER NOS.

1, 2, 3, 4 and 5

Through their POA holder



[Handwritten signature]

[Handwritten signature]

MR. CHRISTOPHER CHARLES

ALVARES alias CHRISTOPHER C ALVARES

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



For WESTSIDE ANGELS LLP

Designated Partner

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[Handwritten signature]

SIGNED AND DELIVERED
BY WITHINNAMED PURCHASER
WESTSIDE ANGELS LLP
Through its Partner

For WESTSIDE ANGELS LLP

Designated Partner
MR. SAMARTH BAJAJ alias
BAJAJ SAMARTH



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



For WESTSIDE ANGELS LLP

Designated Partner



IN PRESENCE OF THE WITNESSES;

1. MR. ABHIJEET KAMBLE

Address: 777/1, Porta Vadd, Siolim, Bardez, North Goa,
Goa - 403517

2. MR. BERNARDO CORNELIO FERNANDES

Address: H. No. 241/A Marna-Marra Opp St. Sebastian
Chapel North Goa Siolim Goa - 403517

For **WESTSIDE ANGELS LLP**

Designated Partner



Government of Goa

Directorate of Settlement and Land records
Plan

Taluka / Village Name : BARDEZ / Marna

Survey / Subdiv No. : 73/3

Appln date: 14-11-2023

Ref. No. :123-26319



For WESTSIDE ANGELS LLP

Designated Partner

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 15/11/2023 10:59:35 as per Online Ref No.123-26319. 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://regov.goa.nic.in/dslr>.

For WESTSIDE ANGELS LLP

Designated Partner



FORM I & XIV

100017912803

Date: 25/09/2023

नमूना नं १ व १४

Page 1 of 2

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	73
Village गांव	Marna	Sub Div. No. हिस्सा नंबर	3
Name of the Field क्षेत्राचे नांव	Plimbiche Bhat	Tenure सत्ता प्रकार	

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

Dry Crop ड्राय क्राप	Garden बागायत	Rice रीस	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण सागण क्षेत्र
0000.10.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.00

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

Pol-Kharab			पोट खराब	Remarks	शेरा
Class (a)	Class (b)	Total Un-Cultivable Area		Grand Total	
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जागीन		एकूण	
0000.00.00	0000.00.00	0000.00.00		0000.10.00	

Assessment : अंमल	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant वसनेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Rita Brito alias Rita Alvares alias Rita Charles Alvares alias Rita Romaldine Alvares		74254	
2	Ferita Vipin Khanna		74254	
3	Vipin Khanna		74254	
4	Roosevelt Fredrick Britto		74254	
5	Edita Britto alias Editia Rimkute		74254	

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		

For WESTSIDE ANGELS LLP

Designated Partner

**FORM I & XIV**

100017912803

नमूना नं १ व १४

Date: 25/09/2023

Page 2 of 2

Taluka BARDEZ
Taluka
Village Marna
Name of the Field Plimbiche Bhat
संज्ञाचें नांव

Survey No. 73
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
वर्ष	मातमच करपा-वाचे मांभ	रीत	सीमन	पिकाचें नांव	हा.अस.सं.मी.	हा.अस.सं.मी.	प्रकार	क्षेत्र	सिंचनाचा श्रांति	जगा
	Nil									

End of Report

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



The record is computer generated on 25/09/2023 at 10:01:47AM as per Online Reference Number - 100017912803. 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>

For WESTSIDE ANGELS LLP

Designated Partner



Government of Goa

Document Registration Summary 2

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

Date & Time : - 04-Apr-2024 04:41:37 pm

Document Serial Number :- 2024-BRZ-1850

Presented at 04:35:15 pm on 04-Apr-2024 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	1000000
2	Registration Fee	600000
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	2240
Total		1613740

Stamp Duty Required : 1000000/-

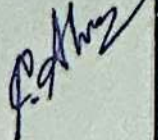
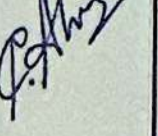
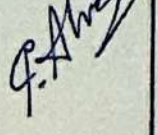
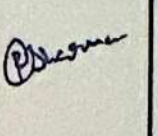
Stamp Duty Paid : 1000000/-



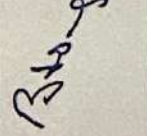
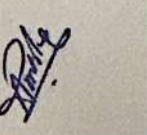
Party Name and Address	Photo	Thumb	Signature
REVANT SHARMA , Father Name: Muktesh Sharma, Age: 36, Marital Status: , Gender: Male, Occupation: Business, Address 1 - Plot No. 30, Sai Enclave H. NO. 8-2-674/B/2/10, Road No. 12, Banjara Hills, Khairatabad, Hyderabad, Telangana - 500034, Address 2 - , PAN No.:			

Recorder

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for EDITA BRITTO Alias EDITA RIMKUTE Alias EDITA RIMKUTE BRITTO			
2	CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name: Charles Alvares, Age: 70, Marital Status: , Gender: Male, Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: , as Power Of Attorney Holder for ROOSEVELT BRITTO Alias ROOSEVELT FREDRICK BRITTO			

Party Name and Address	Photo	Thumb	Signature
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for VIPIN KHANNA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for FERITA KHANNA Alias FERITA VIPIN KHANNA			
CHRISTOPHER CHARLES ALVARES Alias CHRISTOPHER C ALVARES , Father Name:Charles Alvares, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, 15, Britto House, Shankar Ghanekar Marg, Opp Silver Apts, Dadar, Dadar West, Bhawani Shankar, Mumbai, Maharashtra-400028, PAN No.: [REDACTED], as Power Of Attorney Holder for RITA BRITTO Alias RITA FREDRICK BRITTO			
REVANT SHARMA , Father Name:Muktesh Sharma, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, Plot No. 30, Sai Enclave H. NO. 8-2-674/B/2/10, Road No. 12, Banjara Hills, Khairatabad, Hyderabad, Telangana - 500034, PAN No.: [REDACTED], as Power Of Attorney Holder for SAMARTH BAJAJ Alias BAJAJ SAMARTH Partner Of WESTSIDE ANGELS LLP			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: BERNARDO CORNELIO FERNANDES, Age: 50, DOB: 1973-09-16, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status : Married, Address: 403517, H. No. 241/A Marna-Marra Opp St. Sebastian Chapel North Goa Siolim Goa, H. No. 241/A Marna-Marra Opp St. Sebastian Chapel North Goa Siolim Goa, Siolim, Bardez, North Goa, Goa			
2	Name: ABHIJEET KAMBLE, Age: 33, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status : Married, Address: 403517, 777/1 porta vaddo siolim Bardez North Goa Goa, 777/1 porta vaddo siolim Bardez North Goa Goa, Siolim, Bardez, North Goa, Goa			

Sub Registrar
BARDEZ

Document Serial No:-2024-BRZ-1850

Book :- 1 Document

Registration Number :- **BRZ-1-1731-2024**

Date : 05-Apr-2024


/05/04/2024

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

SUB-REGISTRAR
BARDEZ





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00083183543667X
Certificate Issued Date : 31-Jul-2025 03:49 PM
Account Reference : NONACC (SV)/ ga20000104/ BARDEZ/ GA-NGA
Unique Doc. Reference : SUBIN-GAGA2000010400158258552268X
Purchased by : WESTSIDE ANGELS LLP
Description of Document : Article 22 Conveyance
Property Description : PROPERTY BEARING SURVEY NO.73/5, MARNA-SIOLIM,
ADMEASURING 900 SQ. MTS.
Consideration Price (Rs.) : 1,15,00,000
(One Crore FifteenLakh only)
First Party : WESTSIDE ANGELS LLP
Second Party : JESUS AND MARY GUJARAT SOCIETY BARODA
Stamp Duty Paid By : WESTSIDE ANGELS LLP
Stamp Duty Amount(Rs.) : 5,75,000
(Five Lakh Seventy Five Thousand only)



Please write or type below this line

Dr. no. 2025 - BR2 - 4402
08/08/2025

PF 0000179862

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DEED OF SALE

THIS DEED OF SALE is executed on this 8th day of August of the year Two Thousand and Twenty Five (08/08/2025), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa.

BETWEEN

JESUS AND MARY GUJARAT SOCIETY - BARODA, a Society, registered under the Societies Registration Act, 1860 under Registration No. GUJ/851/Vadodara, having its office at Provincial House, Convent of Jesus & Mary 22, Camp, Fatehgunj, Vadodara-390002, bearing PAN Number _____, represented by its authorized representative **SISTER NIRMALA PAUL alias MACWAN NIRMALABEN PAULBHAI**, daughter of Rozer Paul, aged 54 years, Service, unmarried, Indian National, holding PAN Card bearing No. _____ and Aadhaar Card bearing No. _____, residing at Convent of Jesus and Mary, 22-Camp, Opp. E.M.E. Post office, Fatehgunj, Vadodara, Fatehganj, Vadodara, Gujarat-390002, hereinafter, referred to as **"OWNER/VENDOR"** (which expression shall be deemed to mean and include its heirs, administrators legal representatives, executors, successors and /or assigns, wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

AND

WESTSIDE ANGELS LLP, an Indian Limited Liability Partnership Firm, formed under the Limited Liability Partnership Act, 2008, having Registration Number _____, 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 _____



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represented by its authorized representative **MR. MOHD MUZZAMIL**, son of Mr. Ahshan Mazhar, aged about 29 years, unmarried, service, Indian National, holding Aadhaar Card bearing No. _____, and PAN card bearing No. _____ and residing at 10-5-366/1, Syed Nagar, Ahmed Nagar, Asifnagar, Hyderabad, Andhra Pradesh-500028, vide Board Resolution dated 30/07/2025, hereinafter referred to as "**PURCHASER**" (which expression shall be deemed to mean and include its heirs, administrators legal representatives, executors, successors and /or assigns, wherever the context or meaning shall so require or permit) **OF THE OTHER PART;**

WHEREAS there exists ALL THAT property known as "**PLIMBICHE BHAT**" alias "**PLIMBIVELEM BATA**" alias "**PILIMBICHEM BATT**", admeasuring an area of 900 sq. mtrs., surveyed under Survey No. 73/5 of Village of Marna, situated within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, described in the Land registration Office of Bardez at Mapusa under No. 27804 at Page 156 of Book B-71 and found enrolled in the Taluka Revenue Office of Bardez under Matriz No. 771 of the 1st Circumscription and the house being enrolled under Matriz No. 107 and is more particularly described in Schedule mentioned hereinbelow. (The above-mentioned property is hereinafter for brevity's sake is referred to as the "**SAID PROPERTY**")

AND WHEREAS the half of the said property, under Inscription No. 20739 of Book G-27 at Page 74V, dated 29/10/1926, was inscribed in favour of Domingos Caitanho Pinto and his wife, Regina Celestina de Lima, the said Inscription Certificate of the Half part of the said property was allotted to the said Domingos Caitanho Pinto and his wife, Regina Celestina de Lima in the division made between them and Cristalina Pires, widow of Agostinho



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Bernardinho Pinto vide Public Deed dated 17th September 1926 recorded at fls. 54V of Book No. 342.

AND WHEREAS the other half of the said property, under Inscription No. 20740 of Book G-27 at page 75-75V, dated 29/10/1926, was inscribed in favour of Cristalina Pires, widow of Agostinho Bernardinho Pinto, the said Inscription Certificate of the other half part of the said property was allotted the said Cristalina Pires, widow of Agostinho Bernardinho Pinto in the division made between her and Domingos Caitanho Pinto and his wife, Regina Celestina de Lima vide Public Deed dated 17th September 1926 recorded at fls. 54V of Book No. 342.

AND WHEREAS vide Deed of Assignment of the Undivided Right to the inheritance dated 27/09/1977 registered before Sub-Registrar of Bardez, Mapusa Goa under Registration No. 768 at pages 363 to 368 of Book No. I, Volume No. 113 dated 08/11/1977, the said Mrs. Regina Celestina de Lima, widow of Mr. Domingos Caetano Pinto assigned all her right to the inheritance of her husband, Domingos Caitanho Pinto in favour of Jeronimo Zacarias Pinto and his wife, Rosa Angelina Pinto and in favour of Mrs. Rosa Maria Pinto, widow of late Paul Sebastiao Pinto. Said Jeronimo Zacarias Pinto was the son of late Cristalina Pires and Agostinho Bernardinho Pinto, who are the other owners of the other half of the property.

AND WHEREAS by virtue of above Deed of Assignment of the Undivided Right to the inheritance dated 27/09/1977, the said Jeronimo Zacarias Pinto and his wife, Rosa Angelina Pinto and Mrs. Rosa Maria Pinto, widow of late Paul Sebastiao Pinto, became the absolute owner in possession of the other half of the Property originally inscribed under No. 20739, in the name of Domingoes Caetano Pinto.



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AND WHEREAS upon the deaths of Rosa Maria Pinto, who expired on 22/06/1986, Mr. Jeronimo Zacharias Pinto alias Jerome Zacharias Pinto alias Jeromino Zacarias Pinto alias Jeromino Zacaris Pinto alias Zacaris Pinto alias Jeronimo Zacarias Pinto, who expired on 22/12/1989 and his widow, Mrs. Rosa Angelina Pinto alias Rosy Angelina Pinto alias Rosa Anjelina Pinto, expired on 29/01/1991, an Inventory Proceedings No. 148/2005/C initiated before the Court of the Civil Judge Senior Division at Mapusa Goa by their nephew/son Mr. Domingos Pinto.

AND WHEREAS the above Rosa Maria Pinto, Mr. Jeronimo Zacharias Pinto alias Jerome Zacharias Pinto alias Jeromino Zacarias Pinto alias Jeromino Zacaris Pinto alias Zacaris Pinto alias Jeronimo Zacarias Pinto, Mrs. Rosa Angelina Pinto alias Rosy Angelina Pinto alias Rosa Anjelina Pinto, expired leaving behind their only nephew/son as their sole and universal legal heir, Dr. Domingos Pinto married to Mrs. Olga Pinto and upon their death Inventory was initiated under Inventory Proceedings No. 148/2005/C initiated before the Court of the Civil Judge Senior Division at Mapusa Goa, wherein the SAID PROPERTY was listed at Item No. 2 in the List of Assets.

AND WHEREAS vide Order dated 08/08/2006 passed in the said Inventory Proceedings No. 148/2005/C by the Court of the Civil Judge Senior Division at Mapusa Goa, the Final Chart of Allotment dated 14/07/2006 was confirmed wherein the SAID PROPERTY was allotted in favour of the said Dr. Domingos Pinto married to Mrs. Olga Pinto.

AND WHEREAS vide Deed of Gift dated 08/12/2005 registered before Sub Registrar of Bardez at Mapusa Goa under Registration No. 5054 at pages 119 to 164 of Book No. I, Volume No. 1469 dated 15/12/2005, the said Dr. Domingos Pinto and his wife, Mrs. Olga Pinto gifted the SAID PROPERTY in favour of Jesus And Mary Gujarat



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Society-Baroda, A Society duly registered under the Society's Registration Act.

AND WHEREAS by virtue of Deed of Gift dated 08/12/2005, the said Jesus and Mary Gujarat Society-Baroda, A Society duly registered under the Society's Registration Act became absolute owner in possession of the SAID PROPERTY.

AND WHEREAS, the Vendor, Jesus and Mary Society, Gujarat- a public charitable trust registered under the provisions of the Bombay Public Trusts Act, 1950 was desirous of selling the said property and had made an application before the Hon'ble Joint Charity Commissioner, Vadodara, seeking permission to sell its immovable property as per the provisions of Section 36 of the said Act. Upon due consideration, the Hon'ble Joint Charity Commissioner was pleased to grant such permission and accordingly directed the publication of a public notice in newspapers, inviting offers from interested purchasers.

AND WHEREAS, pursuant to the said public notice, Westside Angle LLP, the purchaser herein, after becoming aware of the proposed sale through the said newspaper publication and expressed its interest and submitted an offer to purchase the said property on the terms and conditions mentioned therein. The said offer was found to be appropriate and acceptable to the Vendor, both from the perspective of price and the bona fide credentials of the purchaser, and thus was accepted by the Vendor following due process.

AND WHEREAS vide order dated 09/07/2025, Hon'ble Joint Charity Commissioner, Vadodara Division, Vadodara in accordance with the provisions of Section 36 of the Bombay Public Trusts Act, 1950 and Rule 24, granted approval for the sale of the said property to the Purchaser, subject to conditions mentioned hereinbelow:



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a. The purchaser shall pay the entire sale consideration to the trust within six months (i.e., 180 days) from the date of this order, by Demand Draft or Account Payee Cheque. The applicant must deposit the said amount as a long-term Fixed Deposit (F.D.) in the trust's bank account and submit a copy of the F.D. to this office. Only thereafter, the sale deed shall be executed.

b. The entire sale consideration shall be kept in a Fixed Deposit (F.D.) with a nationalized bank until the appeal period lapses. After the expiry of the appeal period, without prior permission of this office; the amount shall not be utilized for any purpose other than for purchasing property or construction thereon and the objectives of the trust.

c. The said property mentioned in the application shall remain subject to the legal provisions applicable to other relevant departments or authorities.

d. The validity of the order passed under this application shall be six months. The process of registration of the sale deed must be completed within six months from the date the parties are made aware of this order.

e. This order shall not be treated as a Title Clearance Certificate.

f. The amount kept as Fixed Deposit from the sale consideration must be recorded in the PTR (Public Trust Register).

g. All expenses related to the execution of the sale deed and other incidental charges shall be borne by the purchaser.

h. This order must be published in a local newspaper as per Rule 24(4) of the Gujarat Public Trusts (Gujarat) Rules,



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1961, and a copy of the publication shall also be displayed on the office notice board.

i. No expense related to this application shall be debited to the trust's account.

j. A certified copy of the complete order shall be sent to the applicant and the offeror, and the advocate shall be informed of the order in person.

k. A copy of the order shall be sent to the Assistant Charity Commissioner, Vadodara, for information and appropriate action.

l. A complete copy of this order shall be sent to the Legal Department, Gandhinagar, for their information.

AND WHEREAS the Vendor herein have complied with all the above mentioned conditions and has agreed to sell the said property more particularly described in **Schedule** mentioned herein below, for a total consideration amount of **Rs. 1,15,00,000/- (Rupees One Crore and Fifteen Lakhs Only)** which is paid by the Purchaser to the Vendor upon deducting T.D.S.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment **Rs. 1,15,00,000/- (Rupees One Crore and Fifteen Lakhs Only)** out of which a sum of **Rs. 1,15,000/- (Rupees One Lakhs and Fifteen Thousand Only)** is deducted as 1% TDS as per the income Tax Act and balance amount of **Rs. 1,13,85,000/- (Rupees One Crore and Thirteen Lakhs and Eight Five Thousand Only)** is paid by the PURCHASER in the following manner:-

a. Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) paid by way of IMPS bearing No. 517511193293, dated 20/02/2025.



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b. Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) paid by way of Cheque bearing No.003412 dated 12/06/2025 drawn on HDFC Bank, dated 12/06/2025.

c. Rs. 30,00,000/- (Rupees Thirty Lakhs Only) paid by way of RTGS bearing Ref. No. RRR2122593373049 through HDFC Bank, dated 31/07/2025.

d. Rs. 26,35,000/- (Rupees Twenty Six Lakhs Thirty Five Thousand Only) paid by RTGS bearing Ref. No. RRR2132593452857 Issued by Central Bank of India dated 01/08/2025.

That the Vendor herein has additionally spent a sum of Rs. 1,33,434/- (Rupees One Lakh Thirty Three Thousand Four Hundred Thirty Four Only) towards the expense incurred by the Vendor for publication of notice pursuant to order of Joint Charity Commissioner of Vadodara, Gujarat and the Purchaser herein has reimbursed the said amount Rs. 1,33,434/- (Rupees One Lakh Thirty Three Thousand Four Hundred Thirty Four Only) to the Vendor vide IMPS under Ref No. 521316115675 dated 01/08/2025.

In the aforesaid manner, the entire consideration amount has been paid to the vendor, the VENDOR does hereby admit and acknowledge, and the VENDOR does hereby convey and transfer by present Deed of Sale in favour of PURCHASER all their rights, title, interest, ownership and possession in the said property i.e. ALL THAT property known as "**PLIMBICHE BHAT**" alias "**PLIMBIVELEM BATA**" alias "**PILIMBICHEM BATTA**", admeasuring an area of 900 sq. mts., surveyed under Survey No. 73/5 of Village of Marna, situated within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa which is more particularly described in Schedule herein



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below, together with all trees, fences, ways, water courses, and privileges, easement and appurtenances whatsoever to THE SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDOR into or upon THE SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The **VENDOR** covenant to the **PURCHASER** as under:-

a. That the Vendor have neither entered into any agreement for sale nor have received any court summons in respect of the **SAID PROPERTY** towards transfer of the **said property in favour of PURCHASER** herein.

b. That the VENDOR is the absolute owner of the **SAID PROPERTY** and is fully entitled to sell the **SAID PROPERTY** to the PURCHASER herein.

c. That no other person/third party has a right of ownership or any other rights on the **SAID PROPERTY** or any part thereof.

d. That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the ownership as well as Transfer of rights of the **SAID PROPERTY**.

e. That the **SAID PROPERTY** is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or orders nor there is any injunction passed or stay order for the sale of the **SAID PROPERTY**.

f. That the **SAID PROPERTY** agreed to be sold to the **PURCHASER** is free from any encumbrances or charges



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whatsoever and the **VENDOR** have full and absolute authority to sell the same to the **PURCHASER**.

g. That in the event that the **PURCHASER** causes any loss on account of any act of omission or commission by the **VENDOR**, the **VENDOR** shall keep the **PURCHASER** indemnified against all such losses which shall be settled at the cost of the **VENDOR**.

h. That the **SAID PROPERTY** is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

i. That there are no tenants and/or mundkars having any rights or claims over the **SAID PROPERTY**.

j. That there are no encumbrances of whatsoever nature over the **SAID PROPERTY**, by way of mortgage charges, and/or liens and the names of the predecessor-in-title of the **VENDOR**.

3. That **VENDOR** shall at all times hereinafter indemnify and keep indemnified the **PURCHASER** against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the **SAID PROPERTY** or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

4. The **VENDOR** and the **PURCHASER** hereby declare that the **SAID PROPERTY** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

5. That upon 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,



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interruption or demand whatsoever from the **VENDOR** or from any person claiming through or under them.

6. That the physical possession and the legal possession of the **SAID PROPERTY** has been handed over by the **VENDOR** to the **PURCHASER** on the spot at loco by way of the execution of this Sale Deed and the **PURCHASER** have taken over the possession of the **SAID PROPERTY**.

7. That the **VENDOR** hereby, admits and confirms that they have not been left with any right, title, interest, claim, lien or concern of any nature whatsoever in the **SAID PROPERTY** and the **PURCHASER** have become the absolute owner thereof with full rights to use, peacefully enter, quietly possess, enjoy, use, sell, transfer, alienate, assign, assure and otherwise deal with the same or any part thereof as the absolute owner thereof and also the unhindered and unobstructed right to ingress and egress from the **SAID PROPERTY** at all times to come, without any hindrance, interruption, objection, eviction, claim or demand from or by the **VENDOR** and / or any of the heirs / successors/ Partners of the **VENDOR** and / or any other person or person through / under the **VENDOR**.

8. That the **VENDOR** hereby undertake to keep the **PURCHASER** fully indemnified from and against any such claim and demand etc. and the consequences of any event that may follow, if any undertakings, representations, assurances, warranties, confirmations, declarations etc. made / given by the **VENDOR** in these presents turn out to be false and incorrect.

9. That the entire arrears towards the property tax and any other penalties, duties, charges, cess, levies, fine and any other statutory debts etc. ("Taxes and Charges") till the date of the execution and registration of Sale Deed have been duly paid and deposited by the **VENDOR** and from the period of date of the execution and registration of Sale Deed, it shall be the sole liability and responsibility of the



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PURCHASER. If any belated demand for Taxes and Charges is raised by any of the concerned authorities or persons for the period till the date of the execution and registration of the present Deed of Sale, the same shall be paid and borne by the **VENDOR** forthwith and in any event, within a maximum period of 15 (fifteen) days from the date of receipt of demand notice for the same, subject to legal recourse and the **PURCHASER** shall be kept fully indemnified in this regard.

10. That all the claims, charges or amounts due or pending in respect of the **SAID PROPERTY** or any part thereof till the date of execution and registration of this Deed of Sale have already been paid and satisfied in full and if any such claims, charges or amounts are found unpaid / unsatisfied in respect of the **SAID PROPERTY** upto the date of execution and registration of this Sale Deed, the **VENDOR** shall forthwith and in any event, within a maximum period of 15 (fifteen) days from the date of receipt of demand notice for the same subject to the legal recourse, pay, settle and satisfy in full the same without affecting the rights, title and interest of the **PURCHASER** in any manner whatsoever. Further, the **PURCHASER** shall be kept fully indemnified in this regard.

11. That all penalties, fines, expenses, costs and other charges concerning the **SAID PROPERTY**, which are related to and / or connected with and / or arising out of any omission or commission of the **VENDOR** and / or their predecessors-in-interest and related to the period preceding to the date of the execution and registration of the Deed of Sale in favour of the **PURCHASER** shall be borne by the **VENDOR**, irrespective of the time when a demand for the same is received. Further the **PURCHASER** shall be kept fully indemnified in this regard.

12. That the **PURCHASER** can get the **SAID PROPERTY** mutated in its own name in the records of the concern authorities on the basis of this Deed of Sale or its certified



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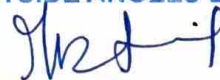
true copy for which the **VENDOR** hereby give its NO OBJECTION. The **PURCHASER** shall be at liberty to get the Property assessed in its own name in the records of local authorities and cause mutation and change in the name in the revenue records and other concerned departments, authorities and entities with respect to electricity, water and other utilities and amenities, if required, in relation to the **SAID PROPERTY**. The **VENDOR** agrees to do such acts and execute such documentation as may be necessary for this purpose if so required.

13. That relevant original/certified copy of title documents and all other relevant documents concerning the said property have been handed over by the **VENDOR** to the **PURCHASER** today at the time of execution of present Deed. The Parties agree and confirm that as per the arrangement and understanding between the **VENDOR** and the **PURCHASER**, the said original title documents and all other relevant documents concerning the Property shall remain in custody of the **PURCHASER**.

14. That the **VENDOR** hereby represents, assures, warrants and confirms to the **PURCHASER** that the contents of these presents are true and correct and if at any point of time hereafter, the representations, assurances, warranties, confirmations etc. herein contained in this Deed of Sale are found to be incorrect or false and the **PURCHASER** and / or any person claiming through or under them suffers any loss or damage, of any nature whatsoever, then the **VENDOR**, its partners, legal heirs, legal representatives, successors, assignees or administrators and their respective estates shall be jointly and severally liable to make good, in full, the loss suffered by the **PURCHASER** and / or any person claiming through or under them and keep the **PURCHASER** saved, harmless and indemnified through their other property, both movable and immovable, against all losses, costs,



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damages, expenses etc. occurring thereby to the **PURCHASER.**

15. That the **VENDOR** hereby agrees and undertakes that they shall, at all times to come, not do, omit or suffer to be done anything whereby the rights of the **PURCHASER** in the **SAID PROPERTY** as well as its erstwhile rights in the entire **SAID PROPERTY** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever.

16. The **SAID PROPERTY** is valued at **Rs. 1,15, 00,000/- (Rupees One Crore and Fifteen Lakhs Only)** and accordingly e-Stamp of Rs. 5,75,000/- (Rupees Five Lakhs Seventy Five Thousand Only) bearing Certificate No. IN-GA00083183543667X, dated 31/07/2025 is attached to this Deed, Registration Fees @ 3% of Rs. 3,45,000/- (Rupees Three Lakhs Forty Five Hundred only) is paid vide Challan No. 202500508257, on 30/07/2025 and Mutation fees of Rs.1,500/- (Rupees One Thousand Five Hundred Only) is paid vide Challan No.202500508261, on 30/07/2025.

21. An amount of **Rs. 1,15,000/- (Rupees One Lakhs and Fifteen Thousand Only)** has been deducted from the total consideration of **Rs. 1,15,00,000/- (Rupees One Crore and Fifteen Lakhs Only)** towards 1% TDS as per the provisions of the Income Tax Act and paid vide challan No. on 44613 dated 01/08/2025 through HDFC Bank.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below.



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SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as "**PLIMBICHE BHAT**" also known as "**PLIMBIVELEM BATA**" also known as "**PILIMBICHEM BATT**", admeasuring an area of 900 sq. mts., surveyed under Survey No. 73/5 of Village of Marna, situated within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, described in the Land registration Office of Bardez at Mapusa under No. 27804 at Page 156 of Book B-71 and found enrolled in the Taluka Revenue Office of Bardez under Matriz No. 771 of the 1st Circumscription and the house being enrolled under Matriz No. 107 and is bounded as under:-

NORTH : By property bearing Survey No. 71/10;

SOUTH : By the property bearing Survey No. 73/2;

EAST : By the property bearing Survey No. 72/15, 72/16 and 73/6;

WEST : By the property bearing Survey No. 72/13 and 73/4.



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**SIGNED AND DELIVERED BY
WITHINNAMED VENDOR
JESUS AND MARY GUJARAT
SOCIETY, BARODA**
through its authorized
representative



**SISTER NIRMALA PAUL alias
MACWAN NIRMALABEN PAULBHAI**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



WESTSIDE ANGELS LLP

Authorised Signatory

**SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
WESTSIDE ANGELS LLP**

through its Authorized
representative

WESTSIDE ANGELS LLP

[Signature]
Authorised Signatory



MR. MOHD MUZZAMIL

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



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[Signature]
Authorised Signatory

IN THE PRESENCE OF:

1. MR. TEJAS MADHAV DHARGALKAR

Resident of E-376/1, Behind KK Tailor, St Inez, Panaji, St Inez, North Goa, Goa - 403001.

2. MR. SARVESH SURESH PRABHU

Resident of 85/2, Mainath Bhati, Arpora, Arpora, North Goa, Goa - 403516.



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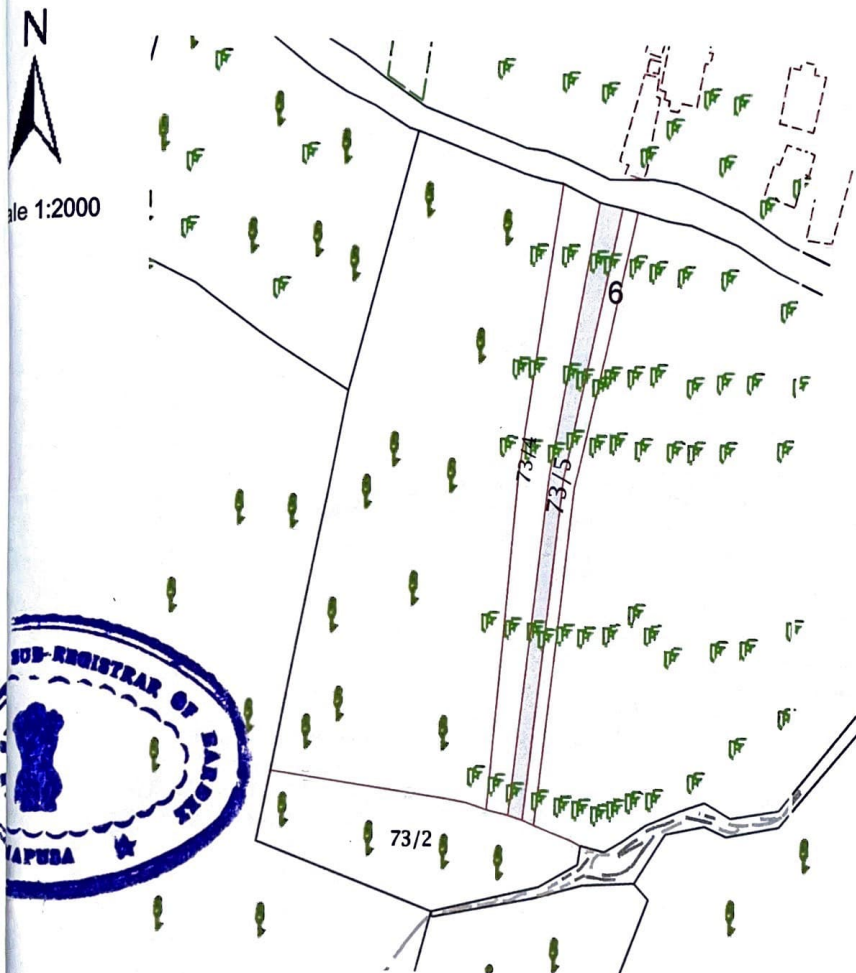
Government of Goa
Directorate of Settlement and Land records
Plan

Taluka / Village Name : BARDEZ / Marna

Survey / Subdiv No. : 73/5

Appln date: 14-11-2023

Ref. No. :123-26319



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Report Generated By: SWAPNIL BHONSLE

Print Size : A4

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**FORM I & XIV**

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Date : 14/11/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ

Village Marna

Name of the Field Bhat

शेताचें नांव

Survey No. 73

सर्वे नंबर

Sub Div. No. 5

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
0000.09.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.00

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

Pot-Kharab पोट खराब

Remarks शेरा

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

Assessment. Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आकार	फोर	प्रेडियाल	रेंट

S.No. Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
Jesus and Mary Gujarat Society - Baroda		17993	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Sear	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated बागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks 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

Any further inquiries, please contact the Mamlatdar of the concerned Taluka.

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FORM I & XIV

नमूना नं १ व १४

100018163780

ate: 14/11/2023

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aluka BARDEZ
लुका Marna
illage
व
ame of the Field Bhat
ताचें नांव

Survey No. 73
सर्वे नंबर
Sub Div. No. 5
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 14/11/2023 at 12:30:58PM as per Online Reference Number - 100018163780. 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>



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Aug-2025 01:11:24 pm

Document Serial Number :- 2025-BRZ-4407

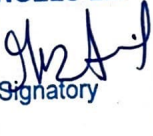
Presented at 01:07:12 pm on 08-Aug-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	575000
2	Registration Fee	345000
3	Mutation Fees	1500
4	Processing Fee	2080
Total		923580

Stamp Duty Required : 575000/-

Stamp Duty Paid : 575000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	MOHD MUZZAMIL Authorized Representative Of WESTSIDE ANGELS LLP , Father Name: Ahshan Mazhar,, Age: 29, Marital Status: , Gender: Male, Occupation: Service, Address1 - 10-5-366/1, Syed Nagar, Ahmed Nagar, Asifnagar, Hyderabad, Andhra Pradesh-500028, Address2 - , PAN No.: 			 Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SISTER NIRMALA PAUL Alias MACWAN NIRMALABEN PAULBHAJ Authorized Representative Of JESUS AND MARY GUJARAT SOCIETY BARODA , Father Name: Rozer Paul, Age: 54, Marital Status: , Gender: Female, Occupation: Other, Convent of Jesus and Mary, 22-Camp, Opp. E.M.E. Post office, Fatehgunj, Vadodara, Fatehganj, Vadodara, Vadodara, Gujarat-390002, PAN No.:			 

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MOHD MUZZAMIL Authorized Representative Of WESTSIDE ANGELS LLP , Father Name:Ahshan Mazhar, Age: 29, Marital Status: ,Gender:Male,Occupation: Service, 10-5-366/1, Syed Nagar, Ahmed Nagar, Asifnagar, Hyderabad, Andhra Pradesh-500028, PAN No.:			 WESTSIDE ANGELS LLP Authorized Signatory

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SARVESH SURESH PRABHU, Age: 32, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403516, 85/2 Mainath Bhati Arpora Arpora North Goa Goa, 85/2 Mainath Bhati Arpora Arpora North Goa Goa, Arpora, Bardez, North Goa, Goa			
2	Name: TEJAS MADHAV DHARGALKAR, Age: 26, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, E-376/1 Behind KK Tailor St Inez Panaji St Inez North Goa Goa, Panaji, Tiswadi, North Goa, Goa			




08.08.2025
Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-4407

Document Serial No:-2025-BRZ-4407

Book :- 1 Document

Registration Number :- **BRZ-1-4262-2025**

Date : 08-Aug-2025

[Handwritten Signature]
08.08.2025

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

SUB-REGISTRAR
BARDEZ

