

2726



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ [REDACTED] -

(Rupees [REDACTED] only)

**PAID VIDE E-RECEIPT NO 202300468140 DATED :19-Jun-2023,
IN THE GOVERNMENT TREASURY.**



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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300036047
DOCUMENT SERIAL NUMBER	:	2023-MGO-2726
DATE OF PRESENTATION	:	21-Jun-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-2684-2023
DATE OF REGISTRATION	:	22-Jun-2023
NAME OF PRESENTER	:	Siddhaya Pai Angle
REGISTRATION FEES PAID	:	₹ [REDACTED] /-
PROCESSING FEES PAID	:	₹ [REDACTED] /-
MUTATION FEES PAID	:	₹ [REDACTED] /-

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GOVERNMENT OF CANADA
MINISTER OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL
OTTAWA, ONTARIO
K1P 5K6

LETTER OF THE ATTORNEY GENERAL

TO: THE ATTORNEY GENERAL
FROM: THE ATTORNEY GENERAL
SUBJECT: [illegible]





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300468140

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 17/06/2023 17:25:24

Name and Address of Party:

NanuEstates | 8550998361

Nanu House Varde Valaulicar Road Margao

Service:

Stamp Duty

	Amount
Stamp Duty	₹ [REDACTED]

Total Amount:

₹ [REDACTED]

(Rs. [REDACTED] only)

Department Data:

202300036047 NOTARY|202300036047 NOTARY

Bank ref No:

CKX2238891

Status:

Success

Payment Date:

19/06/2023 14:27:04

Payment Gateway:

SBI_MOPS



Print Date: 19/06/2023 14:27:12

Siddhoya Pai Angle *[Signature]*

DEED OF SALE

[Signature]

[Signature]



the

which

THIS DEED is made and executed at Margão, Salcete, Goa, on this 20th day of June of the year Two Thousand Twenty Three (20.06.2023);

BETWEEN



1. Mr. **LUIS PAULO REBELO BARRETO XAVIER** alias **LUIS PAULO BARRETO XAVIER**, son of Jacinto Miguel de Quadros Barreto Xavier, aged 60 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. A1195805, Income Tax PAN [REDACTED], Email ID: lbx@fd.lisboa.ucp.pt, lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com; Law Professor; married; and his wife,
2. Mrs. **ANA ISABEL FIGUEIRA VERDELHO** alias **ANA ISABEL VERDELHO** alias **ANA ISABEL F VERDELHO**, daughter of Manuel Joaquim Verdelho, aged 53 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. A2557592, Income Tax PAN [REDACTED], Email ID: lbx@fd.lisboa.ucp.pt, lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, service; both residing at Rua Prof. Joao Barreira, 12, 3J, 1600-637, Lisbon, Portugal;



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3. Mrs. **ANA MARIA REBELO BARRETO XAVIER** alias **ANA MARIA BARRETO**, daughter of Jacinto Miguel de Quadros Barreto Xavier, aged 59 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. [REDACTED], Income Tax PAN [REDACTED], Email ID: abx@ua.pt, lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, service, married; and her husband,
4. Mr. **RUI MANUEL FALCAO GUERREIRO ESCORREGA** alias **RUI MEL FALCAO GUERREIRO ESCORREGA** alias **RUI FALCAO**, son of Armindo Guerreiro Marcalo Escorrega, aged 57 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. A2487120, Income Tax PAN [REDACTED], Email ID: abx@ua.pt, lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, service; both residing at Rua das Pombas 12, 3810-150, Aveiro, Portugal;
5. Mrs. **TERESA MARIA REBELO BARRETO XAVIER** alias **TEREZA MARIA REBELO BARRETO XAVIER** alias **TERESA BARRETO XAVIER**, daughter of Jacinto Miguel de Quadros Barreto Xavier, aged 57 years, Portuguese National of Indian Origin, holding Overseas Citizen of India Card No. A1195803, Income Tax PAN [REDACTED], Email ID: teresabarretoxavier@gmail.com, lmbxavier@gmail.com,





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jorge.barreto.xavier@gmail.com, advocate, married; and her husband,

6. Mr. **VITOR DIAS DA SILVA**, son of Domingos Alves da Silva, aged 65 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. A2400423, Income Tax PAN [REDACTED], Email ID: teresabarretoxavier@gmail.com, lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, business-man; both residing at Rua Vitorino Nemésio 15 RC-Esq, 3030-361, Coimbra, Portugal;

7. Miss. **AURORA MATILDE FILOMENA DO CARMO BARRETO XAVIER** alias **AURORA DOC BARRETO XAVIER**, daughter of late Jacinto Rosendo Barreto Xavier, aged 95 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED], Email ID: lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, Mobile Phone No. 9822411152, landlady, spinster, residing at House No. 80, Opp. Holy Spirit Church, Largo Pe Jose Vaz, Margão, Goa 403 601;

8. Miss. **MARIA MANUELA PAULACINA LUCIANA BARRETO XAVIER** alias **MARIA MANUELA BARRETO XAVIER**, daughter of late Jacinto Rosendo



Jacinto

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Barreto Xavier, aged 85 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED], Email ID: lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, Mobile Phone No. 9822411152, landlady, spinster, residing at House No. 80, Opp. Holy Spirit Church, Largo Pe Jose Vaz Road, Margão, Goa 403 601;



9. Mr. **CUSTODIO FILOMENO JACINTO BARRETO XAVIER** alias **CUSTODIO FILOMENO JACINTO VICENTE BARRETO XAVIER** alias **FILOMENO BARRETO XAVIER**, son of late Jacinto Rosendo Barreto Xavier, aged 84 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. A767700, Income Tax PAN [REDACTED], Email ID: lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, landlord, married; and his wife,
10. Mrs. **EUGENIA LISETE DE SEVILHA E SOUSA BARRETO XAVIER** alias **LISETE BARRETO XAVIER**, daughter of Emanuel Elinio de Sevilha e Souza, aged 80 years, Portuguese National of Indian Origin holding Overseas Citizen of India Card No. A784686, Income Tax PAN [REDACTED], Email ID: lmbxavier@gmail.com, jorge.barreto.xavier@gmail.com, housewife; both residing at Avenida 5 de Outubro, n°95, 2° dt.º 1050-051, Lisbon

Jacinto

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



AND

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

AND WHEREAS the members No. 1 and 2 of the **VENDORS** are represented herein by their cousin, Mr. Savio Joaquim Filipe Correia, son of Filipe Correia, aged 54 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. 4362 3189 2505, Email

Savio

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indirect



ID:savio.correia@hotmail.com, Mobile Phone No. 9822161000, advocate, married, residing at SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, by virtue of General Power of Attorney dated 14-03-2017 executed before Rui Manuel Justino Januario, the Notary of Lisbon, Portugal, and duly adjudicated by the Collector of South Goa, on 30-10-2018; a Notarised Xerox copy whereof is being presented to the Sub-Registrar of Salcete at Margão, Goa, at the time of presenting this Deed before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS the **members No. 3 and 4 of the VENDORS** are represented herein by their cousin, Mr. **Savio Joaquim Filipe Correia**, son of Filipe Correia, aged 54 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED], Email ID: savio.correia@hotmail.com, Mobile Phone No. 9822161000, advocate, married, residing at SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, by virtue of General Power of Attorney dated 14-02-2017 executed before Joana Isabel de Matos Cabral, the Notary of Albergaria-A-Velha, Portugal, and duly adjudicated by the Collector of South Goa, on 30-10-2018; a Notarised Xerox copy whereof is being presented to the Sub-Registrar of Salcete at Margão, Goa, at the time of presenting this



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Deed before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS the members No. 5 and 6 of the **VENDORS** are represented herein by their cousin, Mr. Savio Joaquim Filipe Correia, son of Filipe Correia, aged 54 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED], Email ID: savio.correia@hotmail.com, Mobile Phone No. 9822161000, advocate, married, residing at SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, by virtue of General Power of Attorney dated 15-02-2017 executed before Joana Isabel de Matos Cabral, the Notary of Albergaria-A-Velha, Portugal, and duly adjudicated by the Collector of South Goa, on 30-10-2018; a Notarised Xerox copy whereof is being presented to the Sub-Registrar of Salcete at Margão, Goa, at the time of presenting this Deed before him for the purposes of registration under The Indian Registration Act, 1908;



AND WHEREAS the members No. 7 and 8 of the **VENDORS** are represented herein by their cousin, Mr. Savio Joaquim Filipe Correia, son of Filipe Correia, aged 54 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED], Email ID: savio.correia@hotmail.com, Mobile Phone No. 9822161000,



valid



advocate, married, residing at SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, by virtue of General Power of Attorney dated 12-10-2019 executed before Smt Sandra Vaz e Correia, Notary of Vasco da Gama, Goa under her Registration No. 661/2019 and duly certified adjudicated by Collector of South Goa vide Certificate dated 30.10.2019 under Ref. No. JUD/STP-DUTY/MISC/2019/AC-I/12120; a Notarised Xerox copy whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa, at the time of presenting this Deed before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS the **members No. 9 and 10** of the **VENDORS** are represented herein by their cousin, Mr. **Savio Joaquim Filipe Correia**, son of Filipe Correia, aged 54 years, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No 4362 3189 2505, Email ID: savio.correia@hotmail.com, Mobile Phone No. 9822161000, advocate, married, residing at SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, by virtue of General Power of Attorney dated 28.10.2019 duly attested and apostilled in the notarial office of Notary, Lucilia Maria, das Neves Franco Morgadinho Gago, Lisbon Portugal and duly adjudicated by the Collector of South Goa, on 13.11.2019; a Notarised Xerox copy

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whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa, at the time of presenting this Deed before him for the purposes of registration under The Indian Registration Act, 1908;



AND WHEREAS, the **PURCHASER** is represented herein by its Director, Mr. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 46 years, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED], businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margão, Goa 403 602, duly authorised in this behalf vide Resolution of its Board of Directors dated 29.11.2007, a True Copy whereof is being presented to the Sub-Registrar of Salcete at Margão, Goa, at the time of presenting this Instrument before him for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS, there exists in the ward **Aquem** of **Margão Town**, falling within the limits of Taluka and Sub-District of Salcete of South Goa District in the State of Goa, the land without any special denomination, which is described in Land Registration Office of Salcete at Margão, Goa, under **Description No. 39385** of Book B No. 102 of the New Series, not found enrolled under Matriz records in the Taluka Revenue Office of Salcete, presently surveyed for the purposes of City Survey of

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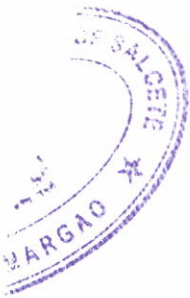
18 *subscript*

Margão under **Chalta No. 41** of **P. T. Sheet No. 222**, which land is fully described in the **SCHEDULE-I** hereafter written and hereinafter referred to as "the Subject Land" for the purpose of brevity and convenience;

AND WHEREAS, ownership of the Subject Land is inscribed in the Land Registration Office of Salcete with effect from 15-03-1945 under **Inscription No. 39110** of Book G No. 43 in favour of Mr. **Jacinto Rozendo Barreto Xavier**, married;

AND WHEREAS the said Mr. Jacinto Rozendo Barreto Xavier and his wife, Mrs. Maria Angela de Piedade Azaredo Barreto Xavier, expired respectively on 09-08-1976 and 15-06-1988, upon whose deaths, a document of 'Succession' is drawn on **28-07-1994** by the Notary of Guarda, Portugal, Mr. Antonio Jacinto Ribeiro Matias, at folios 58 to 60 of Book of Different Deeds No. 11-A, declaring their exclusive heirs, as:-

- (a) Mr. Jacinto Miguel de Quadros Barreto Xavier, married to Mrs. Silvia Maria Ribeiro Rebelo Barreto Xavier;
- (b) Miss. Aurora Matilda Filomena do Carmo Barreto Xavier, a spinster;
- (c) Miss. Maria Manuel Paulacina Luciana Barreto Xavier, a spinster; and



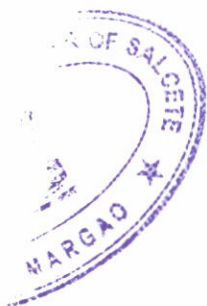
Jacinto

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- (d) Mr. Custodio Filomeno Jacinto Vicente Barreto Xavier, married to Mrs. Eugenia Lisete de Sevilha e Sousa Barreto Xavier;



AND WHEREAS, upon the deaths of said Mr. Jacinto Rozendo Barreto Xavier and his wife, Mrs. Maria Angela de Piedade Azaredo Barreto Xavier, **Inventory Proceedings No. 70/2008/II** is also initiated in the Court of the IIInd Addl. Civil Judge, Senior Division, Margão, Goa; declaring the above named heirs as their successors, and further declaring the above named heir, Mr. Jacinto Miguel de Quadros Barreto Xavier as a widower, and also declaring heir of his deceased wife, as:-

- (a) Mr. Luis Paulo Rebelo Barreto Xavier, married to Mrs. Ana Isabel Verdelho;
- (b) Mrs. Ana Maria Rebelo Barreto Xavier, married to Mr. Rui Manuel Falcao Guerreiro Escorrega;
- (c) Mrs. Tereza Maria Rebelo Barreto Xavier, married to Mr. Victor Dias da Silva;

AND WHEREAS the above named Mr. Jacinto Miguel de Quadros Barreto Xavier expired on 14-01-2009, upon whose death the document of 'Succession' is drawn on **11-02-2009** by the Notary of Lisbon, Portugal, Mr. Antonio Jose Alves Sazros, at

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folios 122 to 122 (overleaf) in Book of Different Deeds No. 75-A, declaring his heirs, namely: -

- (a) Mr. Luis Paulo Rebelo Barreto Xavier, married to Mrs. Ana Isabel Verdelho;
- (b) Mrs. Ana Maria Rebelo Barreto Xavier, married to Mr. Rui Manuel Falcao Guerreiro Escorrega;
- (c) Mrs. Tereza Maria Rebelo Barreto Xavier, married to Mr. Victor Dias da Silva;



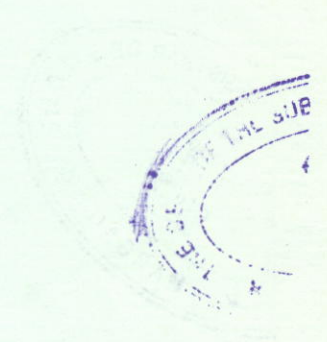
AND WHEREAS, in view of the devolution of rights mentioned hereinabove, the **VENDORS** became the exclusive owners in possession of the Subject Land;

AND WHEREAS, the **VENDORS** have agreed to sell the Subject Land in favour of the **PURCHASER** and the **PURCHASER** has agreed to purchase the same from the **VENDORS**.

NOW THIS DEED WITNESSES AS UNDER:-

1. For a total agreed price consideration of Rs. [REDACTED] /- (Rupees [REDACTED] Only), the **VENDORS** do hereby convey, transfer and release **UNTO** and in favour of

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the **PURCHASER**, all their entire rights, shares, title and interests in the Subject Land fully described in the **SCHEDULE-I** hereto, free of any encumbrances, claims, demands, whatsoever against the Subject Land hereby transferred, claiming through the **VENDORS**, their predecessors or otherwise, so that the **PURCHASER**, for all times hereafter, shall **HOLD, HAVE, POSSESS** and **ENJOY** the Subject Land hereby transferred together with all rights, title, interests, benefits, advantages, privileges, easements available to the Subject Land hereby transferred or to the holder thereof, as absolute owner thereof.

2. The **VENDORS** hereby declare having delivered to the **PURCHASER**, the possession of the Subject Land, and the **PURCHASER** acknowledges to have received the possession thereof from the **VENDORS**.
3. All the **VENDORS** unanimously agree and declare that their shares in ownership of the Subject Land and in the above-mentioned total price consideration upon sale of the Subject Land viz., Rs. [REDACTED]/-, shall be as under: -





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Name of the VENDORS	Share	Share in Price (Rs.)	Less: TDS deduction	Share in Balance price
Mr. Luis Paulo Rebelo Barreto Xavier; and his wife, Mrs. Ana Isabel Verdelho: (members No. 1 and 2 of the VENDORS)	1/12 th	██████████	23.92% = ██████████	██████████
Mrs. Ana Maria Rebelo Barreto Xavier; and her husband, Mr. Rui Mel Falcao Guerreiro Escorrega: (members No. 3 and 4 of the VENDORS)	1/12 th	██████████	23.92% = ██████████	██████████
Mrs. Teresa Maria Rebelo Barreto Xavier; and her husband, Mr. Vitor Dias da Silva: (members No. 5 and 6 of the VENDORS)	1/12 th	██████████	23.92% = ██████████	██████████
Miss. Aurora Matilda Filomena do Carmo Barreto Xavier, a spinster: (member No. 7 of the VENDORS)	1/4 th	██████████	1% = ██████████	██████████
Miss. Maria Manuela Paulacina Luciana Barreto Xavier, a spinster: (member No. 8 of the VENDORS)	1/4 th	██████████	1% = ██████████	██████████
Mr. Custodio Filomeno Jacinto Vicente Barreto Xavier, married to Mrs. Eugenia Lisete de Sevilha e Sousa Barreto Xavier: (members No. 9 and 10 of the VENDORS)	1/4 th	██████████	23.92% = ██████████	██████████
Total:-		██████████	██████████	██████████

4. The PURCHASER has paid the above said balance price of Rs. ██████████/- (Rupees ██████████)

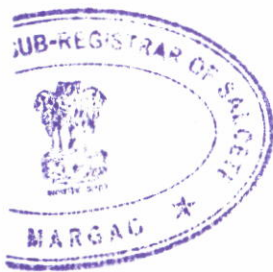
Farhan

Asik



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Only) to the **VENDORS** by way of online transfer into their bank accounts and also remitted the amount of Rs. [REDACTED]/- (Rupees [REDACTED] Only) deducted towards TDS, in the following manner: -



Name of the VENDORS in whose favour cheque is drawn	Amount Paid (Rs.)	TDS value remitted to Income Tax Dept.	TDS Challan No.
Mr. Luis Paulo Rebelo Barreto Xavier: (member No. 1 of the VENDORS)	[REDACTED]	[REDACTED]	32552
Mrs. Ana Maria Rebelo Barreto Xavier: (member No.3 of the VENDORS)	[REDACTED]	[REDACTED]	32551
Mrs. Teresa Maria Rebelo Barreto Xavier: (member No.5 of the VENDORS)	[REDACTED]	[REDACTED]	32550
Miss. Aurora Matilda Filomena do Carmo Barreto Xavier: (member No. 7 of the VENDORS)	[REDACTED]	[REDACTED]	38454
Miss. Maria Manuela Paulacina Luciana Barreto Xavier: (member No. 8 of the VENDORS)	[REDACTED]	[REDACTED]	39336
Mr. Custodio Filomeno Jacinto Vicente Barreto Xavier: (member No. 9 of the VENDORS)	[REDACTED]	[REDACTED]	40249
Total:-	[REDACTED]	[REDACTED]	

[Signature]

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Notes:-

- (a) Payment of Rs. [REDACTED]/- to Mr. Luis Paulo Rebelo Barreto Xavier is remitted on 19-06-2023 vide UTR No. KKBKR52023061900929328 in to his Bank Account No. 910010037571529 with AXIS Bank Ltd., Margao, IFSC Code: UTIB0000121;
- (b) Payment of Rs. [REDACTED]/- to Mrs. Ana Maria Rebelo Barreto Xavier is remitted on 19-06-2023 vide UTR No. KKBKR52023061900924859 in to her Bank Account No. 11065027958 with State Bank of India, NRI Branch, Margao, IFSC Code: SBIN0015665;
- (c) Payment of Rs. [REDACTED]/- to Mrs. Teresa Maria Rebelo Barreto Xavier is remitted on 19-06-2023 vide UTR No. KKBKR52023061900923256 in to her Bank Account No. 11065025112 with State Bank of India, NRI Branch, Margao, IFSC Code: SBIN0015665;
- (d) Payment of Rs. [REDACTED]/- to Miss. Aurora Matilda Filomena do Carmo Barreto Xavier is remitted on 19-06-2023 vide UTR No. KKBKR52023061900914989 in to her Bank Account No. 121010100144407 with AXIS Bank Ltd., Margao, IFSC Code: UTIB0000121;
- (e) Payment of Rs. [REDACTED]/- to Miss. Maria Manuela Paulacina Luciana Barreto Xavier is remitted on 19-06-2023 vide UTR No. KKBKR52023061900925644 in to her Bank



Jackie

Jackie



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Account No. 121010100103558 with AXIS Bank Ltd.,
Margao, IFSC Code: UTIB0000121;

(f) Payment of Rs. [REDACTED]/- to Mr. Custodio Filomeno
Jacinto Vicente Barreto Xavier is remitted on 19-06-2023
vide UTR No. KKBKR52023061900919986 in to his Bank
Account No. 078010100174060 with AXIS Bank Ltd.,
Margao, IFSC Code: UTIB0000121;

(g) All the above-mentioned TDS Challans are dated 19-06-
2023; and,

(h) The above said aggregate amount of Tax Deducted at
Source, being Rs. [REDACTED]/- (Rupees [REDACTED]
[REDACTED]
Only) is already remitted by the **PURCHASER** to the
Income Tax Department as required under Law and has
issued to the **VENDORS** copy of the Challan showing
such payment.

5. The **VENDORS** do hereby covenant with the
PURCHASER as follows: -

(a) That, the Subject Land hereby sold and whatever that is
situated therein or any part thereof, are not subject matter
of any arrears of land revenue or other fees, charges etc.,
payable to the government, semi-government bodies or
corporations owned by the government, etc.;

Jacinto

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(b) That, the Subject Land hereby sold and whatever that is situated therein or any part thereof, are not the subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;



(c) That, the Subject Land hereby sold and whatever that is situated therein or any part thereof, are not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;

(d) That, the Subject Land hereby sold and whatever that is situated therein or any part thereof, are not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands including The Indian Forest Act, The Wild Life Protection Act, etc.;

(e) That the title of **the VENDORS**, up to the time of execution of this deed, in respect of the Subject Land hereby sold and whatever that is situated therein or any part thereof, is valid, subsisting, clear, free and marketable;

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(f) That the **VENDORS** have not entered into any other agreement or transaction with any party, whomsoever, in relation to the Subject Land hereby sold and whatever that is situated therein or any part thereof;

(g) That there are no encumbrances, charges, liens etc., against the Subject Land hereby sold and whatever that is situated therein or any part thereof; and

(h) That there is/are no other person/s having any rights, interests, claims, whatsoever, in relation to the Subject Land hereby sold and whatever that are situated therein or any part thereof or to anything contained therein.

6. The **VENDORS** do hereby express their consent and no objection for the **PURCHASER** to apply for mutation of records in respect of the Subject Land hereby sold and further express their consent and No Objection to record the name of the **PURCHASER** as 'Sole Occupant/Holder' of the Subject Land. The **VENDORS** do hereby further express that in the proceedings of such mutation, the concerned Land Revenue/Survey Authority need not issue any Notice to the **VENDORS** and service of such Notice is hereby expressly waived by the **VENDORS**.



[Signature]

[Signature]



Wm. D. Smith

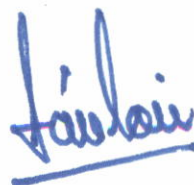
7. The members No. 1 to 6, 9 and 10 of the **VENDORS** declare that (a) they have not violated FEMA Regulations; (b) they have complied with all the formalities under FEMA; and (c) the property involved in this deed is not an agricultural property.

8. The Subject Land hereby sold is partly commercial zone, partly public and partly open space as per ODP-2028 Margao Planning Area, as per the Land Use/Zoning Information letter No. SGPDA/Zon-09/110/23-24 dated 26-04-2023 issued by the South Goa Planning & Development Authority, Margao, Goa; photo copy whereof is submitted to the Sub-Registrar of Salcete at Margao, Goa, along with this Deed.

9. **Market Value:**

As per the Land Use/Zoning Information issued by the South Goa Planning & Development Authority, Margao, Goa, vide their letter No. SGPDA/Zon-09/10/23-24 dated 26-04-2023, the Subject Land is Zoned as Partly Commercial, Partly Public and Partly Open Space as per the Outline Development Plan-2028 for Margao Planning Area, original whereof is submitted to the Sub-Registrar of Salcete at Margao, Goa, along with this Deed.

Architect, Mrs. Shalini B. Kakodkar of Datta Kare Associates, vide Certificate dated 30-05-2023 has calculated the areas of each









John Smith

of the above said Zones of the Subject Land, original whereof is submitted to the Sub-Registrar of Salcete at Margao, Goa, along with this Deed.

However, for the purpose of stamp duty and registration fee, market value of the Commercial Zone area (6,477 square meters) is considered at Rs. [REDACTED]/- per square meter and balance area (934 square meters) of the Subject Land is considered at Rs. [REDACTED]/- per square meter.

Accordingly, the total market value is calculated as under:-

Area (m2)	Zone	Market Value (Rs.)	Value (Rs.)
6,477	Commercial Zone (C1)	[REDACTED]	[REDACTED]
695	Public (Institutional)	[REDACTED]	[REDACTED]0
239	Open Space	[REDACTED]	[REDACTED]
7,411			[REDACTED]

Since the price consideration for sale of the Subject Land is Rs. [REDACTED]/- which is more than the market value as stated above, stamp duty of Rs. [REDACTED]/- is paid on the price consideration, calculated at the rate of 6% thereon.

SCHEDULE-I

(Description of the Subject Land hereby sold)

ALL THAT land without having any special denomination as per the Land Registration records, situated in the ward Aquem of

[Signature] *[Signature]*





which

Margão Town, within the limits of Margão Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in Land Registration Office of Salcete at Margão, Goa, under **Description No. 39385** of Book B No. 102 of New Series, not found enrolled for Matriz records, presently surveyed for the purposes of City Survey of Margão under **Chalta No. 41 of P. T. Sheet No. 222** having an area of **7,411 (Seven Thousand Four Hundred Eleven)** square meters or thereabouts, and bounded as under:-

East:- By Road;

West:- By lands bearing Chalta No. 66 and 42 of P. T. Sheet No. 222 of Margão City Survey;

North:- By road and by land bearing Chalta No. 66 of P. T. Sheet No. 222 of Margão City Survey; and

South:- By land bearing Chalta No. 68 of P. T. Sheet No. 225 of Margão City Survey.

Note: The Subject Land hereby sold is the entire Chalta No. 41 of P. T. Sheet No. 222 layout of which is shown marked in red colour lines in the coy of the Survey Plan annexed to and forming integral part of this Deed.



For Sale

Price



with direct

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

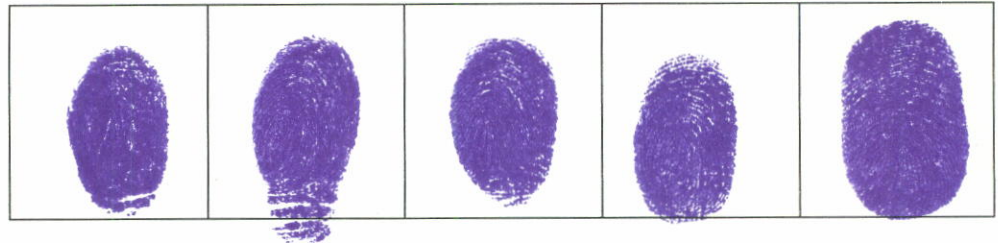


Filipe Correia

Filipe Correia

SIGNED AND DELIVERED by the within named **VENDORS**, through their Constituted Attorney, Mr. Savio Joaquim Filipe Correia.

Left hand fingers impression of Mr. Savio Joaquim Filipe Correia.



Right hand fingers impression of Mr. Savio Joaquim Filipe Correia.



Filipe Correia

Filipe Correia

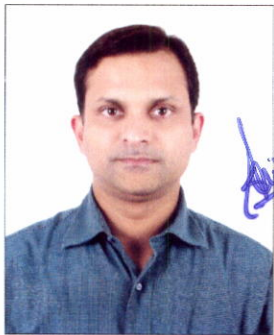
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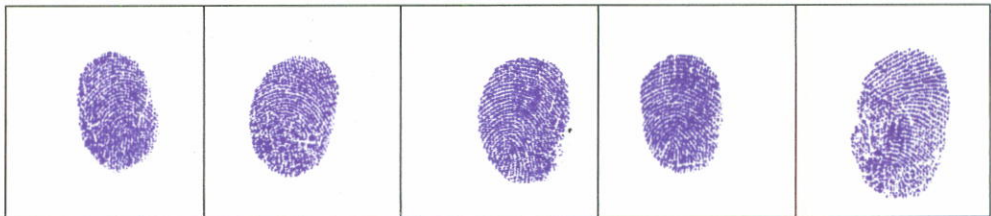
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SIGNED AND DELIVERED by
the within named **PURCHASER**,
Nanu Estates Private Limited,
through its Director, Mr. Niresh
Pravas Naik.

Left hand fingers impression of Mr. Niresh Pravas Naik.



Right hand fingers impression of Mr. Niresh Pravas Naik.



WITNESSES:

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

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



[Faint handwritten mark]

[Faint handwritten signature]



Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 09-Jan-2023

Ref. No.: 192325815



Scale 1:500

CHETAN
CHANDRAKA
NT JADHAV

Digitally signed by
CHETAN CHANDRAKANT
JADHAV
Date: 2023.01.16
17:47:51 +05'30'



City Name : Margao
Subcity Name : Margao
PT Sheet : 222
Chitta No. : 41



143

sublet



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Jun-2023 12:17:54 pm

Document Serial Number :- 2023-MGO-2726

Presented at 12:09:45 pm on 21-Jun-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required : /-

Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddhaya Pai Angle ,Father Name:Harshal Pai Angle, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, Address1 - H No. 1673, Sanvarcotto, Cuncolim, Salcete, Goa 403703, Address2 - , PAN No.: AACCN6488Q			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Joaquim Filipe Correia , Father Name:Filipe Correia, Age: 54, Marital Status: ,Gender:Male,Occupation: Advocate, SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, PAN No.: , as Power Of Attorney Holder for Ana Isabel Figueira Verdelho Alias Ana Isabel Verdelho Alias Ana Isabel F Verdelho			
2	Savio Joaquim Filipe Correia , Father Name:Filipe Correia, Age: 54, Marital Status: ,Gender:Male,Occupation: Advocate, SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, PAN No.: , as Power Of Attorney Holder for Rui Manuel Falcao Guerreiro Escorrega Alias Rui Mel Falcao Guerreiro Escorrega Alias Rui Falcao			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Savio Joaquim Filipe Correia , Father Name:Filipe Correia, Age: 54, Marital Status: ,Gender:Male,Occupation: Advocate, SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, PAN No.: [REDACTED], as Power Of Attorney Holder for Vitor Dias Da Silva			
4	Savio Joaquim Filipe Correia , Father Name:Filipe Correia, Age: 54, Marital Status: ,Gender:Male,Occupation: Advocate, SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, PAN No.: [REDACTED], as Power Of Attorney Holder for Maria Manuela Paulacina Luciana Barreto Xavier Alias Maria Manuela Barreto Xavier			
5	Savio Joaquim Filipe Correia , Father Name:Filipe Correia, Age: 54, Marital Status: ,Gender:Male,Occupation: Advocate, SS-1, Newton Apartments-II, Mangor Hill, Vasco-da-Gama, Goa 403 802, PAN No.: [REDACTED], as Power Of Attorney Holder for Eugenia Lisete De Sevilha E Sousa Barreto Xavier Alias Lisete Barreto Xavier			
6	Siddhaya Pai Angle , Father Name:Harshal Pai Angle, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, H No. 1673, Sanvarcotto, Cuncolim, Salcete, Goa 403703, PAN No.: [REDACTED] as Power Of Attorney Holder for Nanu Estates Private Limited Represented By Its Director, Mr. Niresh Pravas Naik			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Jagdish Yeshwant Pai, Age: 64, DOB: , Mobile: 7972323526 , Email: , Occupation: Service , Marital status : Married , Address: 403702, H.No. 111 Mokhard Shristhal, H.No. 111 Mokhard Shristhal, Canacona, Canacona, South Goa, Goa			
2	Name: Antonio Mariano Quadros, Age: 51, DOB: 1972-04-10 , Mobile: 8550998276 , Email: , Occupation: Service , Marital status : Married , Address: 403601, 55 A Pateapur, 55 A Pateapur, Nuvem, Salcete, South Goa, Goa			

Sub Registrar

Document Serial Number :- 2023-MGO-2726

Civil Registrar
-Cum-
Sub Registrar
Salcete



Book :- 1 Document

Registration Number :- **MGO-1-2684-2023**

Date : 22-Jun-2023

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Rohit - Mahale
UCC yr



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 21-Jun-2023 12:29:00
Date of Receipt: 21-Jun-2023

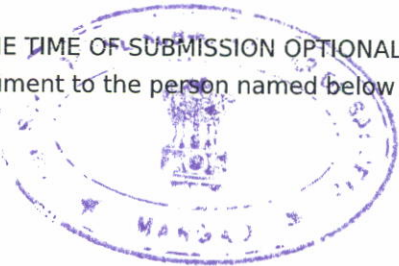
Receipt No : 2023-24/2/1580
Serial No. of the Document : 2023-MGO-2726
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Siddhaya Pai Angle** for Registration of above Document in Book-1 for the year 2023

Registration Fee		E-Challan(Online fee)	• Challan Number : 202300476105 • CIN Number : CKX2451175	
Processing Fee		E-Challan(Online fee)	• Challan Number : 202300476105 • CIN Number : CKX2451175	
Total Paid		(Rupees)		

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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



Specimen Signature of the Person Authorized
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **21-Jun-2023**

Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar