

(RUPEES EIGHT LAKHS SEVENTY SEVEN THOUSAND FIVE HUNDRED ONLY)

For CITIZENCREDITTM
CO-OP BANK LTD

Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



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Rs. ≈ 0877500 ≈ 28.7.2020

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GOA
NON JUDICIAL

GOA

7122 6839346

Name of Purchaser VIANAAR PROPERTIES PRIVATE LIMITED



Dr. No. 2020-BR2-1905
07/08/2020

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka,
Bardez - Goa, on this Seventh day of the month of 5 P.M.
August of the year Two Thousand and Twenty
(7.08.2020)

BETWEEN

Ag. Melo Birito de Souza

4 Soya

20 Soya

D. D. Souza

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Souza

A. D. Souza

A. D. Souza

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1) **MR. AGNELO D'SOUZA**, alias AGNELO CIRILO DSOUZA alias AGNELO CASMIRO DSOUZA, S/o Late Casmiro D'Souza, 81 years of age, married, Retired, Indian National, having Pan Card [REDACTED] and Aadhar Card [REDACTED] and his wife;

2) **MRS. ANGELA D'SOUZA**, alias MARIA ANGELA PRAXEDES DO CARMO PEREIRA E SOUZA alias ANGELA DE SOUZA, 69 years of age, Indian National, having Pan Card [REDACTED] and Aadhar Card [REDACTED] Both R/o H.No 289, Aradi, Near St. Anne Church Parra, Bardez-Goa.

3) **MISS SELINA PHILOMENA JOAN D'SOUZA** alias SELINA DSOUZA, D/o Late Victor Manuel Max D'Souza, 72 years of age, Spinster, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing No [REDACTED] R/o H.No 271/2, Arradi, Parra, Bardez-Goa.

4) **MR. DERICK ELEUTERIO FATIMA MARIO D'SOUZA** alias DERICK E F M DSOUZA, S/o Late Victor Manuel Max D'Souza, 70 years of age, Indian National having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and his wife;

5) **MRS. YVETTE PEREIRA E SOUZA ALIAS YVETTE P E SOUZA**, 71 years of age, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] Both r/o H.No 798/1, Pereira Vaddo, Siolim, Bardez-Goa.

6) **MRS. GLENDA JOSEPHINE D'SOUZA** alias GLENDA DSOUZA, 66 years of age, British National, having OCI No.A2421670, Pan Card

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bearing no [REDACTED] and Aadhar Card no [REDACTED] and her husband;

7) **MR. DOUGLAS D'SOUZA** alias DOUGLAS OSWALD FRANCIS D'SOUZA, s/o Sebastiao D'Souza, 63 years of age, British National, having OCI No.A2039531, Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] Both R/o H/No 271/2 Arradi, Near St Annes Church Parra, Bardez-Goa.

8) **MR. STANISLAUS CYRIL D'SOUZA**, alias CYRIL DE SOUZA, alias STAN D'SOUZA s/o Late Sebastiao D'souza Alias S C De Souza, 61 years of age, British National, having OCI No.A1762227, Pan Card bearing no [REDACTED] and Married and his wife;

9) **MRS. MARY THERESA HANNON** alias MARY D'SOUZA alias MARY THERESA DSOUZA, wife of Stanislaus Cyril D'souza, 52 years of age, British National, having OCI No.A1762087, Pan Card bearing No [REDACTED] Both R/o 1, Gwent Close, Watford, Herts WD25 9LG, England UK, both represented herein through their duly constituted Power of Attorney holder **MR. DOUGLAS OSWALD FRANCIS D'SOUZA**, 64 years of age, S/o Late Sebastian Sylvester D'Souza, Married, Service, British National, holder of OCI card bearing no A2039531, R/o House No 271/2, Araddy Parra, Bardez-Goa 403 510 vide Power of Attorney dated 24/7/2018 duly attested before the High Commission of India London under document no C0420518 dated 24/7/2018 and thereafter adjudicated before the Additional Collector I North Goa Panjim on 23/8/2018.

Agnelo Bino de Souza

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S.D.S. Souza

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Dr.

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A. M. Souza

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10) **MR. ASSUMCAO AGNELO DE SOUZA**, alias ASSUMPTION D'SOUZA, S/o Late Sebastiao D'Souza, 59 years of age, British National, having OCI No.A2063580, Pan Card bearing no [REDACTED] and his wife;

11) **MRS. ALISON ANN DSOUZA** alias ALISON ANN REBELLO, wife of Assumption D'Souza, 49 years of age, British National, having OCI No.A0957860, Pan Card bearing no [REDACTED], both R/o 97, Halsey Drive, Gadebridge, Hemel Hempstead, Herts HP 1 3SE, England UK, both represented herein through their Power of Attorney Holder **MR. DOUGLAS OSWALD FRANCIS D'SOUZA**, 64 years of age, S/o Late Sebastian Sylvester D'Souza, Married, Service, British National, holder of OCI card bearing no A2039531, R/o House No 271/2, Araddy Parra, Bardez-Goa 403 510 vide Power of Attorney dated 4/4/2018 duly executed before Advocate D.S Petkar under serial no 6815/2018 on 4/4/2018.

12) **MR. ROLAND ANTHONY D'SOUZA**, alias ROLAND D'SOUZA, S/o Late Sebastiao D'Souza, 58 years of age, British National, having OCI No.A2646494, Pan Card bearing no [REDACTED] and, R/o 2 Gade Bank, Croxley Green, Herts WD3 3GD, England UK represented herein through their duly constituted Power of Attorney holder **MR. DOUGLAS OSWALD FRANCIS D'SOUZA**, 64 years of age, S/o Late Sebastian Sylvester D'Souza, Married, Service, British National, holder of OCI card bearing no A2039531, R/o House No 271/2, Araddy Parra, Bardez-Goa 403 510 vide Power of Attorney dated 24/7/2018 duly attested

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*Assumption
D'Souza*

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before the High Commission of India London under document no C0420518 dated 24/7/2018 and thereafter adjudicated before the Additional Collector I North Goa Panjim on 23/8/2018. hereinafter referred to as the '**VENDORS**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns)

AND

VIANAAR PROPERTIES PRIVATE LIMITED, a duly registered Company, having corporate identity no. U70100MH2013PTC245929, PAN Card no. [REDACTED] having their Registration office Flat No. 308, 3rd Floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane, Mahim (West) Mumbai Mumbai City MH 400016 IN represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution no 02/2020-21 dated 24/7/2020, represented herein through duly constituted Power of Attorney Holder, **MR.**

Reginaldo Brito de Souza

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A. A. Souza

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D. M. Souza

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A. A. Souza

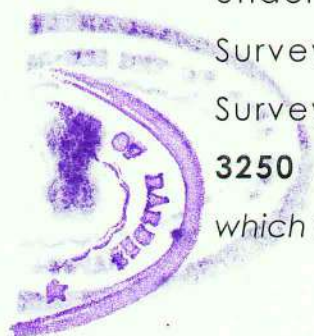
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MILIND RAMAKANT PARAB, son of Ramakant Parab, 33 years of age, Indian National, having PAN No. [REDACTED] resident H.No.110/2 of Ganesh colony uccassaim Mapusa Goa, vide Power of Attorney dated 24/07/2020 duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi.

AND WHEREAS ALL that property known as "**ARADI SHIR**", situated at Village **Parra**, within the limits of Village Panchayat of Parra, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Land Registration Office under No. 38620 of Book B-99 Old, bearing Old Cadastral Survey No. 317 and the same is presently surveyed under Survey No. **32/2** of Village **Parra**, admeasuring an area **3250 sq. mts**, hereinafter referred to as the '**Said Property**'), which is more particularly described in Schedule I herein below



AND WHEREAS the said property was originally owned by Sebastiao Francisco de Souza alias Sebestiao Francisco D'Souza and his wife Margarida Eufemia Mascarenhas.

AND WHEREAS in the Manual Form I and XIV pertaining to the said property bearing survey no 32/2 of Village Parra indicates the name of Sebastiao Francisco D'Souza alias Sebestiao Francisco D'Souza as the owner.

AND WHEREAS the name of the said Sebastiao Francisco D'Souza alias Sebestiao Francisco D'Souza is also duly

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found to be recorded in the Occupant's Coloumn of 'Form IX', in the Index of Lands since 19/08/1972 with respect to the SAID PROPERTY.

AND WHEREAS the name of the said Sebastiao Francisco D'Souza alias Sebestiao Francisco D'Souza is also reflected in the Occupant's Column of 'Form III', in the Index of Lands with respect to the SAID PROPERTY.

AND WHEREAS a Super Imposition Report has been prepared by S.A Dhuri for identifying the property bearing Land Description and Marginal Note No 38620 of the property known as "Arad Xir" situated at Parra, has concluded that property bearing Land Description and Marginal Note No 38620 is the same property bearing old cadastral survey no 317 and presently bearing survey no 32/2 of Village Parra at Bardez Goa.

AND WHEREAS the said Sebastiao Francisco de Souza alias Sebestiao Francisco D'Souza was married to Margarida Eufemia Mascarenhas under the regime of communion of assets.

AND WHEREAS the said Sebastiao Francisco de Souza alias Sebestiao Francisco D'Souza after the death of his first wife i.e Margarida Eufemia Mascarenhas was again re-married to Maria Felicidade Mascarenhas under the regime of communion of assets.

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AND WHEREAS Orfanologico Inventario (Inventory Proceedings) filed in the year 1910 upon death of Margarida Eufemia Mascarenhas and Orfanologico Inventario (Inventory Proceedings) filed in the year 1928 upon death of Sebastiao Francisco de Souza reveals that the property known as **ARRADY SIR** originally belonged to Sebastiao Francisco de Souza and his wife, Margarida Eufemia Mascarenhas.

AND WHEREAS Orfanologico Inventario (Inventory Proceedings) filed in the year 1910 upon death of Margarida Eufemia Mascarenhas further reveals that the said Margarida Eufemia Mascarenhas passed away leaving behind her widower and moiety holder, the said Sebastiao Francisco de Souza and the following legal heirs:

- i. Maria Idalina de Souza married to Jose Benjamim Coutinho
- ii. Diogo Antonio de Souza married to Felicia Rozaria de Lobo
- iii. Ingnez Luizinha de Souza married to Eufemiano Almeida
- iv. Maria Conceicao de Souza married to Francisco Xavier de Souza alias Agostinho de Souza
- v. Aleixo Xavier de Souza (unmarried)
- vi. Caridade Francisco de Souza (unmarried)
- vii. Casmiro Marcelino de Souza (unmarried)

Agostinho Xavier de Souza

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viii. Roberto Joaosinho de Souza (unmarried)

AND WHEREAS on 18/01/1910, upon the death of the said Margarida Eufemia Mascarenhas, Orfanologico Inventario (Inventory Proceedings) were filed before Civil Judge of the Judicial Division of Bardez by her husband, the said Sebastiao Francisco de Souza and the PROPERTY known as **ARRADY SIR** was listed at Item No. 23 and the same was bidden in auction and taken by the said Sebastiao Francisco de Souza

AND WHEREAS thereafter an Orfanologico Inventario (inventory proceedings) dated 10/10/1928 came to be initiated by Diogo Antonio de Souza before the Court of the Civil Judge of the Judicial Division of Bardez on the death of his father Sebastiao Francisco de Souza alias Sebastiao Francisco D'Souza who expired leaving behind Maria Felicidade Mascarenhas as his widow of his second nuptials as his moiety holder and his children and grandchildren of his first marriage as there being no descendants of the second marriage namely 1) Maria Idalina de Souza married to Jose Benjamim Coutinho, 2) Diogo Antonio de Souza married to Felicia Rozaria de Souza 3) Ingnez Luizinha de Souza married to Eufemiano Almeida, 4) Caridade Francisco de Souza married to Luizinha Fernandes, 5) Casimiro Marcelino de Souza alias Cosme Marcelino de Souza 6) Noberto Joaosinho de Souza and the said Caridade Francisco de Souza expired leaving behind his children namely a) Aninha de

Roberto Joaosinho de Souza

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Souza, b) Sebastiao Silvestre de Souza who are the grandchildren of Sebastiao Francisco de Souza alias Sebestiao Francisco D'Souza .

AND WHEREAS the said property was allotted to, Casimiro Marcelino de Souza alias Cosme Marcelino de Souza, Norberto Joaosinho de Souza and the said Caridade Francisco de Souza expired leaving behind his wife moiety holder Luizinha Fernandes and his children namely a) Aninha de Souza, b) Sebastiao Silvestre de Souza in the inventory proceeding dated 10/10/1928.

AND WHEREAS The Office of the Directorate of Public Works and Land Survey, Department of Land Survey has duly conducted the demarcation of the SAID PROPERTY on 23/02/1938 in presence of the said holder Luizinha Fernandes and her children namely a) Aninha de Souza, b) Sebastiao Silvestre de Souza with the consent of the adjoining neighbours/respective parties with four stone boundary marks and loose stones compound wall.

AND WHEREAS the name of the said Casimiro Marcelino de Souza alias Cosme Marcelino de Souza, Roberto Joaosinho de Souza and the said Luizinha Fernandes widow of Caridade Francisco de Souza and her children namely a) Aninha de Souza, b) Sebastiao Silvestre de Souza is duly found to be recorded/confirmed in the

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Registo do Agrimensor bearing Provisional No. 317 of Parra Village.

AND WHEREAS the said Mr. Casmiro D'Souza alias C.M De Souza alias Casimiro Marcelino de Souza was married to Mrs. Antonieta D'Souza alias Antonieta de Almeida e Souza.

AND WHEREAS the said Mr. Casmiro D'Souza @ C.M de Souza alias Mr. Casmiro Marcelino de Souza expired on 7/8/1944 and Mrs. Antonieta D'Souza @ Antonieta de Almeida E Souza expired on 28/2/2008 without leaving behind any will, Gift or Relinquishment but leaving behind the following universal heir namely 1) Mr. Armando Aleixo Roque de Souza 2) Mrs. Maria Atanasia de Souza e Marques married to Alexander Hercules Marques, 3) Fr. Edward D'Souza and 4) Agnelo D'Souza married to Mrs. Angela D'Souza.

AND WHEREAS the said Mr. Armando Aleixo Roque de Souza @ Armando Aleixo de Souza expired on 23/8/2005 in the status of a bachelor, the said Mrs. Maria Atanasia de Souza e Marques @ Maria Atanasia Dsouza e Marques who was married to Alexander Hercules Marques @ Alexandre Hercules Marques expired on 27/1/2004 and 21/4/2003 respectively without any issues and FR. Edward D'Souza expired on 31/12/2017, all expired without leaving behind any will, Gift or Relinquishment but

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leaving behind their collateral heir their brother Mr. Agnelo D'Souza alias Agnelo Cirilo D'Souza who is married to Mrs. Angela D'souza.

AND WHEREAS the said Mr. Caridade Francisco de Souza was married to Mrs. Luizinha D'Souza alias Luizinho Anastasia Fernandes alias Luisinha Fernandes alias Luisinha Anastasia Fernandes alias Luizinha Fernandes.

AND WHEREAS the said Mr. Caridade Francisco de Souza expired on 25/5/1928 who was married to Mrs. Luizinha D'Souza alias Luizinho Anastasia Fernandes alias Luisinha Fernandes alias Luisinha Anastasia Fernandes alias Luizinha Fernandes who also expired on 23/4/1976 without leaving behind any will, Gift or Relinquishment but leaving behind the following Universal heirs namely 1) Mrs. Ana Candida Marcelina D'Souza alias Aninha de Souza married to Victor Manuel Max D'Souza alias Victor Max de Souza and 2) Mr. Sebastiao Silvestre de Souza alias Sebastiao DSouza alias Sebastian Sylvester de Souza alias Sebastian Sylvester D'Souza married to Mrs. Maria Lourdes Angela de Souza.

AND WHEREAS the said Mrs. Ana Candida Marcelina D'Souza alias Anne Candida Marcelina D'souza alias Aninha de Souza expired on 22/6/1994 and her husband Victor Manuel Max D'Souza alias Victor Max de Souza expired on 22/7/1987 without leaving behind any Will,

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Gift or Relinquishment but leaving behind their following universal heirs namely 1) Miss Selina Philomena Joan D'Souza, 2) Mr. Derick Eleuterio Fatima Mario D'Souza married to Mrs. Yvette Pereira e Souza 3) Mrs. Glenda Josephine D'Souza married to Mr. Douglas D'Souza alias Douglas Oswald Francis D'souza and 4) Mr. Gavin Agnelo Carmo D'Souza alias Gavino Agnelo de Souza alias Gavin Agnelo Carmo de Souza.

AND WHEREAS the said Mr. Gavin Agnelo Carmo D'Souza has relinquished his right, title and interest in the inheritance of his parents i.e Mr. Victor Manuel Max D'Souza and Mrs. Ana Candida Marcelina D'souza vide Deed of Relinquishment dated 11/12/2014 drawn at Book N 848 at pages 12 to 12V before the Notary Ex-Officio of Bardez at Mapusa-Goa.

AND WHEREAS the said Mr. Sebastiao Silvestre de Souza alias Sebastiao D'Souza who was married to Mrs. Maria Lourdes Angela de Souza both of them expired on 25/7/1997 and 17/8/2014 respectively without any Will, Gift or Relinquishment but leaving behind their following universal heirs 1) Mr. Douglas D'Souza alias Douglas Oswald Francis D'Souza married to Glenda Josephine D'souza 2) Mr. Trevor D'Souza alias Trevor Thomas John D'souza married to Mrs. Hazel Agnes Isabel D'Souza alias Hazel D'Souza 3) Mr. Stanislaus Cyril D'Souza alias Cyril de Souza alias Stan D'Souza married to Mary Theresa

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Hannon alias Mary D'Souza 4) Mr. Assumcao Agnelo de Souza alias Assumption D'Souza married to Alison Ann Rebello and 5) Mr. Roland Anthony D'Souza alias Roland D'Souza.

AND WHEREAS the said Mr. Robert D'Souza @ Roberto Joaosinho de Souza @ Roberto Joaosinho de Souza @ Noberto Joao de Souza who is the son of Sebastiao Francisco de Souza alias Sebestiao Francisco D'Souza and Margarida Eufemia Mascarenhas expired on 26/6/1970 at East Africa in the status of a Bachelor without leaving behind any Will, Gift or Relinquishment.

AND WHEREAS the said property came to be devolved to the Legal heirs of 1) Mr. Casmiro D'Souza @ C.M de Souza alias Mr. Casmiro Marcelino alias Casmiro Marcellino de Souza who was married to Mrs. Antonieta D'Souza @ Antonieta de Almeida E Souza alias Antonieta de Almeida 2) Mr. Armando Aleixo Roque de Souza who expired as a status of a bachelor, 3) Mr. Alexander Hercules Marques who was married to Mrs. Maria Atanasia de Souza e Marques, 4) Mr. Caridade Francisco de Souza who was married to Mrs. Luizinha D'Souza alias Luizinho Anastasia Fernandes alias Luisinha Fernandes alias Luisinha Anastasia Fernandes alias Luizinha Fernandes, 5) Mrs. Ana Candida Marcelina DSouza alias Anne Candida Marcelina D'Souza alias Aninha de Souza who was married to Mr. Victor Manuel Max D'Souza, 6)

Armando Aleixo Roque de Souza

Assumcao

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Mr. Sebastiao Silvestre de Souza alias Sebastiao D'Souza alias Sebastian Sylvester de Souza alias Sebastian Sylvester D'Souza alias Sebastian Sylvester D'Souza who was married to Mrs. Maria Lourdes Angela de Souza, 7) Fr. Edward D'Souza who expired as a status of a bachelor and 8) Mr. Robert D'Souza alias Roberto Joasinho de Souza alias Roberto Joasinho de Souza alias Noberto Joasinho de Souza who expired as a status of a bachelor.

AND WHEREAS an inventory proceedings had been initiated by Mr. Agnelo D'Souza alias Agnelo Cirilo D'Souza before the Civil Court Senior Division at Mapusa bearing No 395/16/C on the demise of his parents i.e 1) Mr. Casmiro D'Souza @ C.M de Souza alias Mr. Casmiro Marcelino who was married to Mrs. Antonieta D'Souza @ Antonieta de Almeida E Souza, his aunty i.e 2) Mrs. Luizinha D'Souza alias Luizinho Anastasia Fernandes alias Luisinha Fernandes alias Luisinha Anastasia Fernandes alias Luizinha Fernandes, and his cousin 3) Mrs. Ana Candida Marcelina D'Souza alias Anne Candida Marcelina D'Souza alias Aninha de Souza who was married to Mr. Victor Manuel Max D'Souza 4) Mr. Sebastiao Silvestre de Souza alias Sebastiao D'Souza alias Sebastian Sylvester de Souza alias Sebastian Sylvester D'Souza who was married to Mrs. Maria Lourdes Angela de Souza.

AND WHEREAS as some of the estate leavers names have been omitted in the inventory proceedings bearing no

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395/16/C therefore a Portuguese C.M.A No 107/19/C In Inventory Proceedings bearing no 395/2016/C had been initiated before the Civil Court Senior at Mapusa by Mr. Agnelo D'Souza alias Agnelo Cyril D'Souza married to Mrs. Angela D'Souza alias Maria Angela Praxedes do Carmo Pereira e Souza on the death of his parents Mr. Casmiro D'Souza alias Casmiro Marcellino e Souza or Casimiro Marcelino de Souza alias Casmiro Marcelino De Souza alias Casimirao M. De Souza alias C.M De Souza and Antonieta D'Souza Alias Antonieta de Almeida e Souza, his uncles and aunties, i.e Mr. Caridade Francisco de Souza married to Mrs. Luizinha D'Souza alias Luizinho Anastasia Fernandes alias Luisinha Fernandes alias Luisinha Anastasia Fernandez alias Luizinha Fernandes and Mr. Robert D'Souza @ Roberto Joaosinho de Souza @ Roberto Joaosinho de Souza @ Noberto Joaosinho de Souza, his brothers, sisters, brother in law and cousins i.e Mr. Armando Aleixo Roque De Souza, Mrs. Maria Atanasia De Souza E Marques married to Mr. Alexander Hercules Marques, Fr. Edward D'Souza, Mrs. Ana Candida Marcelina D'Souza alias Anne Candida Marcelina D'Souza alias Aninha de Souza married to Victor Manuel Max D'Souza alias Victor Max de Souza, Mr. Sebastiao Silvestre DE Souza alias Sebastiao D'Souza alias Sebastian Sylvester De Souza alias Sebastian Sylvester D'Souza married to Mrs. Maria Lourdes Angela De Souza.

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AND WHEREAS the said property came to be enlisted as Item No 1 in the Final List of Assets in Port CMA bearing no 107/2019/C in the Inventory proceeding bearing No 395/2016/C.

AND WHEREAS consent terms had been filed in the Port CMA bearing no 107/2019/C in Inventory Proceedings bearing no 395/2016/C thereafter the said property came to be allotted in equal shares to Mr. Agnelo D'Souza married to Mrs. Angela D'Souza, , Miss Selina Philomena Joan D'Souza, Mr. Derick Eleuterio Fatimo Mario D'Souza married to Mrs. Yvette Pereira e Souza, Mrs. Glenda Josephine D'Souza married to Douglas D'Souza, Mr. Stanislaus Cyril D'Souza married to Mrs. Mary Theresa Hannon alias Mary D'Souza, Mr. Assumcao Agnelo de Souza married to Mrs. Alison Rebello and Mr. Roland Anthony D'Souza alias Roland D'Souza.



AND WHEREAS on the basis of the inventory proceeding bearing no. 395/2016/C that the said vendors have got their names duly mutated under mutation no 72441 in the survey records of the said property.

AND WHEREAS the abovenamed VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 3250 Square Meters, situated at Parra Village, and which is described under SCHEDULE – I hereunder written.

Agnelo D'Souza

*Assumcao
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AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 3250 Square Meters, situated at Parra Village and which is described under **SCHEDULE - I** hereunder written.

AND WHEREAS the abovenamed VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

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

AND WHEREAS the VENDORS have represented to the PURCHASER that:

That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".

- i. That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- ii. That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same

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VIANAAR PROPERTIES PVT. LTD

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Authorized Signatory

or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

- iii. That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.
- iv. That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";
- v. That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- vi. That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- vii. That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".
- viii. That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".
- ix. That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by

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VIANA PROPRIETARIO PVT. LTD.

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Authorized Signatory

the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTY" to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under **SCHEDULE - I** hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of **Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only)**, which is its fair market value.

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VIANAAR PROPERTIES PVT LTD.

De Souza
Authorized Signatory

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

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

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only)** which amount after deduction of TDS **RS. 14,64,840/- (Rupees Fourteen Lakhs Sixty Four Thousand Eight hundred and Forty)** works out to **Rs. 1,80,35,160/- (Rupees One Crore Eighty Lakhs Thirty Five Thousand one Hundred and Sixty Only)**, is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement

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Authorized Signatory

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 VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID

Agnelo Bivito de Souza

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W. Souza

A. Souza

A. Souza

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VIANEZA PROPERTIES PVT. LTD.
A. D. Souza
 Authorised Signatory

PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.



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

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

Agneel Brikto de Souza

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Dur Souza
DS

Souza

A. D. Souza

A. D. Souza

VIANAAR PROPERTIES PVT. LTD.

W. P. S.

5. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.
7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.
8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees 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

Agneel Bivib de Souza

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D. Souza

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A. D. Souza

VIANAAR PROPERTIES PVT. LTD.

Author:

[Signature]

any valid and legally subsisting claim by any other legal heirs.

9. The VENDORS 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.

10. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of Rs. 8,77,500/- (Eight Lakhs Seventy Seven Thousand Five Hundred Only) has been affixed herewith.



Agnelo Bivito M. Souza

Agnelo

SPS and re

Daniel Souza

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A. D. Souza

A. D. Souza

VIANAAR PROPERTIES PVT. LTD.

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SCHEDULE I

ALL that property known as "**ARADI SHIR**", situated at Village **Parra**, within the limits of Village Panchayat of Parra, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Land Registration Office under No. 38620 of Book B-99 Old, bearing Old Cadastral Survey No. 317 and the same is presently surveyed under Survey No. **32/2** of Village **Parra**, admeasuring an area **3250 sq. mts.**, and bounded as under :-

Towards the North :- By the property surveyed under Survey No. 32/1 of Village Parra;

Towards the South :- Partly by the property surveyed under Survey No. 32/3 and partly by Survey No. 32/4 of Village Parra;

Towards the East :- By the public road;

Towards the West :- By the property surveyed under Survey No. 30 of Village Parra

Amelo Bivik de Souza

A Souza
SP Souza

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A Souza

VIANAAR PROPERTIES PVT. LTD.

Amelo

SCHEDUL II

Payment Schedule

Sr.No	Vendors	Total Amount	TDS %	TDS	Final Amount
1	AGNELO CIRILO DSOUZA	3,900,000.00	0.75%	29,250.00	3,870,750.00
2	ANGELA D'SOUZA	3,900,000.00	0.75%	29,250.00	3,870,750.00
3	SELINA JOAN DSOUZA	2,920,000.00	0.75%	21,900.00	2,898,100.00
4	DERICK E.F.M D'SOUZA	1,400,000.00	0.75%	10,500.00	1,389,500.00
5	YVETTE PEREIRA E SOUZA	1,400,000.00	0.75%	10,500.00	1,389,500.00
6	GLENDA JOSEPHINE DSOUZA	130,000.00	22.80%	29,640.00	100,360.00
7	DOUGLAS OSWALD F. DSOUZA	975,000.00	22.80%	222,300.00	752,700.00
8	STANISLAUS CYRIL DE SOUZA	487,500.00	22.80%	111,150.00	376,350.00
9	MARY THERESA DSOUZA	487,500.00	22.80%	111,150.00	376,350.00
10	ASSUMPTION AGNELO DSOUZA	1,462,500.00	22.80%	333,450.00	1,129,050.00
11	ALISON ANN DSOUZA	1,462,500.00	22.80%	333,450.00	1,129,050.00
12	ROLAND ANTHONY DSOUZA	975,000.00	22.80%	222,300.00	752,700.00
		19,500,000.00		1,464,840.00	18,035,160.00

IN WITNESS WHEREOF the Parties hereto have hereunto signed this
Deed on this 7th day of Month August, 2020 at Mapusa.

Agnele Cirilo de Souza

Asouza
S D Souza

Douglas

Yvette

Glenda

A D Souza

A D Souza

VIANA PROCEEDINGS PVT. LTD.

Mapusa

Authorised

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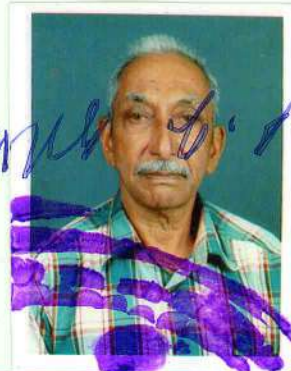
SIGNED AND DELIVERED

By within name

The Vendor no 1

MR. AGNELO DSOUZA

Agneelo D. Souza



Left Hand Finger Impressions

Right Hand Finger Impressions



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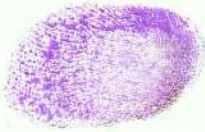
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By within name

The Vendor no 2

MRS. ANGELA D'SOUZA



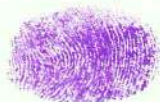
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Amato Souza

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A. D'Souza

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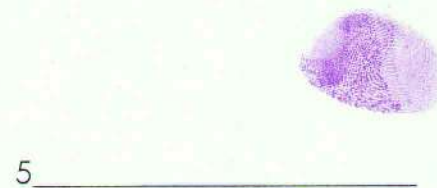
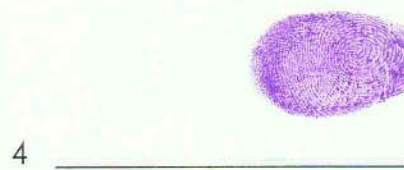
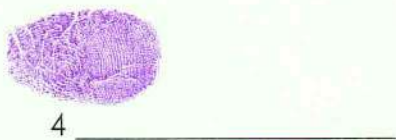
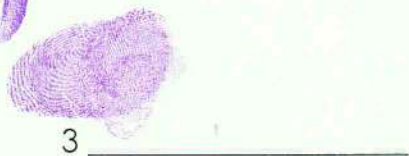
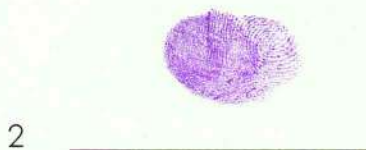
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The Vendor no 3

MISS SELINA D'SOUZA

Left Hand Finger Impressions

Right Hand Finger Impressions



Agnes Bixito de Souza

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D. D. Souza

VIANEAR FILIPINOS PVT. LTD.
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Authorized Signatory

D'Souza

SIGNED AND DELIVERED

By within name

The Vendor no 4

MR. DERICK D'SOUZA

Left Hand Finger Impressions

Right Hand Finger Impressions



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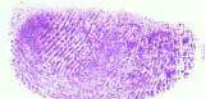
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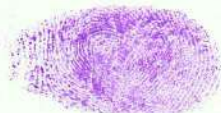
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Agnele Derick D'Souza

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D'Souza
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D'Souza

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D'Souza*

VIANAR PROPERTIES PVT. LTD.

Authorized *Ataya* Attorney



SIGNED AND DELIVERED

By within name

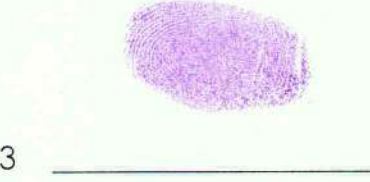
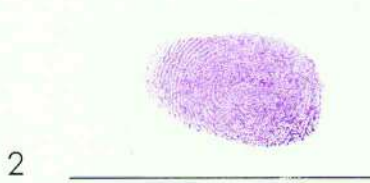
The Vendor no 5

MRS. YVETTE PEREIRA E SOUZA



Left Hand Finger Impressions

Right Hand Finger Impressions



Agencia Brito de Souza

Hsouze
15/05/2020

D. D. Souza



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D. D. Souza

VIANNA PROPERTIES PVT. LTD.

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By within name

The Vendor no 6

MRS. GLENDA D'SOUZA

Left Hand Finger Impressions

Right Hand Finger Impressions



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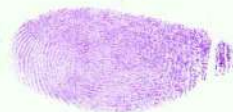
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D. D. Souza

D. D. Souza

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Authorized Signatory

D. D. Souza

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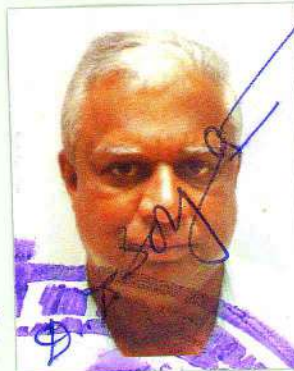
By within name

The Vendor no 7

MR. DOUGLAS D'SOUZA

Left Hand Finger Impressions

Right Hand Finger Impressions



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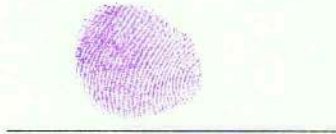
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D. D. Souza

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VIANNA PROPERTIES PVT. LTD.

Authorized Signatory

D. D'Souza

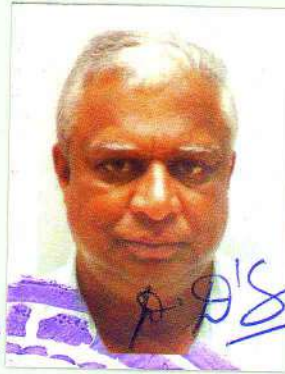
SIGNED AND DELIVERED

By within name

The Vendor no 8, 9, 10, 11 and 12

Through their POA holder

MR. DOUGLAS D'SOUZA



Left Hand Finger Impressions

Right Hand Finger Impressions



Agnelo Berto de Souza

Agnelo

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D. D'Souza

VIANAA PVT. LTD.

Authorised Signatory


SIGNED AND DELIVERED

By within name The Purchaser –

VIANAAR PROPERTIES PRIVATE LIMITED

Through her POA

MR. MILIND RAMAKANT PARAB

Left Hand Finger Impressions

Right Hand Finger Impressions



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Authorized Signatory

Witness

1) Ralph Mascarenhas *R. Mascarenhas*

2) Shraddha Kamat *Shraddha Kamat*

Agulo Virilo de Souza

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D. D. Souza

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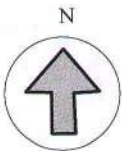
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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 4492



Plan Showing plots situated at

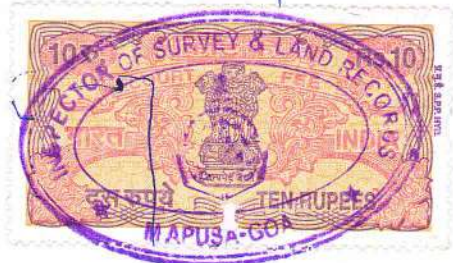
Village : PARRA

Taluka : BARDEZ

Survey No./Subdivision No. : 32/ 2

Scale : 1 : 1000

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



SURVEY No. 32

S.No.30

VIANAR PROPERTIES PVT. LTD.

Agueda Maria de Souza
A. Souza
D. Souza

R. Pai
Authorised Signatory

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 29-07-2020

A. D'Souza
Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Aug-2020 12:08:37 pm

Document Serial Number :- 2020-BRZ-1905

Presented at 12:08:28 pm on 07-Aug-2020 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	877500
2	Registration Fee	682500
3	Mutation Fees	2500
4	Processing Fee	1270
Total		1563770

Stamp Duty Required :877500

Stamp Duty Paid : 877500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Milind Ramakant Parab ,S/o - D/o Ramakant Parab Age: 33, Marital Status: ,Gender:Male,Occupation: Self Employed, Address1 - H.No. 110-2, Ganesh Colony, Uccassaim, Mapusa, Bardez, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Agnelo DSouza Alias Agnelo Cirilo DSouza Alias Agnelo Casmiro DSouza ,S/o - D/o Late Casmiro DSouza Age: 80, Marital Status: Married ,Gender:Male,Occupation: Unemployed, Address1 - H No 289 Aradi Near St. Anne Church Parra Bardez Goa, Address2 - , PAN No.: [REDACTED]			
2	Angela Dsouza Alias Maria Angela Praxedes Do Carmo Pereira E Souza Alias Angela De Souza ,S/o - D/o Timoteo Pereira Age: 67, Marital Status: Married ,Gender:Female,Occupation: Unemployed, Address1 - H No 289 Aradi Near St. Anne Church Parra Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Selina Philomena Joan Dsouza Alias Selina D'Souza ,S/o - D/o Late Victor Manuel Max D'Souza Age: 72, Marital Status: Spinster ,Gender:Female,Occupation: Unemployed, Address1 - H No 271 2 Arradi Parra Bardez Goa, Address2 - , PAN No.: [REDACTED]			
4	Derick Eleuterio Fatima Mario Dsouza ,S/o - D/o Late Victor Manuel Max Dsouza Age: 70, Marital Status: Married ,Gender:Male,Occupation: Unemployed, Address1 - H No 798 1 Pereira VAddo Siolim Bardez Goa, Address2 - , PAN No.: [REDACTED]			
5	Yvette Pereira E Souza Alias Yvette P E Souza ,S/o - D/o Ramchandra Trivikram Thali Age: 71, Marital Status: Married ,Gender:Female,Occupation: Unemployed, Address1 - H No 798 1 Pereira VAddo Siolim Bardez Goa, Address2 - , PAN No.: [REDACTED]			
6	Glenda Josephine Dsouza Alias Glenda D'Souza ,S/o - D/o Victor Max Dsouza Age: 63, Marital Status: Married ,Gender:Male,Occupation: Unemployed, Address1 - H No 271 2 Arradi Near St Annes Church Parra Bardez Goa, Address2 - , PAN No.: [REDACTED]			
7	Douglas Dsouza Alias Douglas Oswald Francis D'Souza ,S/o - D/o Late Sebastiao Dsouza Age: 63, Marital Status: Married ,Gender:Male,Occupation: Unemployed, Address1 - H No 271 2 Arradi Near St Annes Church Parra Bardez Goa, Address2 - , PAN No.: [REDACTED]			
8	Douglas Oswald Francis Dsouza Alias Douglas Oswald Francis D'Souza ,S/o - D/o Late Sebastiao Dsouza Age: 66, Marital Status: ,Gender:Male,Occupation: Other, Address 1 - House No. 271-2 Araddy Parra Bardez Goa 403510, Address2 - PAN No.: [REDACTED]			
9	Douglas Oswald Francis Dsouza Alias Douglas Oswald Francis D'Souza ,S/o - D/o Late Sebastian Dsouza Age: 66, Marital Status: ,Gender:Male,Occupation: Other, Address 1 - H.No. 271-2 Araddy, Parra, Bardez, Goa, Address2 - , PAN No.: [REDACTED]			
10	Milind Ramakant Parab ,S/o - D/o Ramakant Parab Age: 33, Marital Status: ,Gender:Male,Occupation: Self Employed, Address1 - H.No. 110-2, Ganesh Colony, Uccassaim, Mapusa, Bardez, Goa, Address2 - , PAN No.: [REDACTED]			

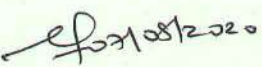
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	Ralph Mascarenhas, 30 ,1990-05-10 ,9284926694 , ,Advocate , Marital status : Unmarried 403516, H NO 4 252 Porba Vaddo Bardez Goa, H NO 4 252 Porba Vaddo Bardez Goa Calangute, Bardez, NorthGoa, Goa			
2	Shraddha Nikhil Kamat, 29 , ,8390993595 , ,Service , Marital status : Married 403507, A/102 Parrikar Retreat Dattawadi , A/102 Parrikar Retreat Dattawadi , Mapusa Mapusa, Bardez, NorthGoa, Goa			



 08/12/2020

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-1905

Book :- 1 Document

Registration Number :- **BRZ-1-1850-2020**

Date : 07-Aug-2020

for 07/08/2020

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

**SUB-REGISTRAR
BARDEZ**



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 07-Aug-2020 12:23:19

Date of Receipt: 07-Aug-2020

Receipt No : 2020-21/9/669

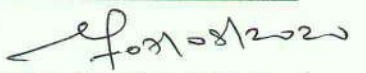
Serial No. of the Document : 2020-BRZ-1905

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

Received the following amounts from **Milind Ramakant Parab** for Registration of above Document in Book-1 for the year 2020

Registration Fee	682500	E-Challan	• Challan Number : 2020001620304 • CIN Number : CPAAFHIEN0	682500
Processing Fee	1270	E-Challan	• Challan Number : 2020001620304 • CIN Number : CPAAFHIEN0	1300
Total Paid	683800 (Rupees Six Lakh Eighty Three Thousands Eight Hundred only)			

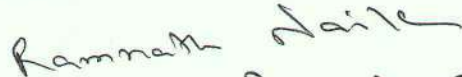
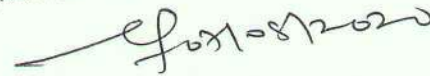
Probable date of issue of Registered Document: / /


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 :

Specimen Signature of the Person Authorized


Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **07-Aug-2020**

Signature of the person receiving the Document


Signature of the Sub-Registrar