



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 :₹ 4200000/-

(Rupees Forty Two Lakhs only)

PAID VIDE E-RECEIPT NO 202400302227 DATED :19-Apr-2024,
IN THE GOVERNMENT TREASURY.



[Signature]
17/05/2024
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	:	202400022305
DOCUMENT SERIAL NUMBER	:	2024-BRZ-2398
DATE OF PRESENTATION	:	17-May-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2347-2024
DATE OF REGISTRATION	:	17-May-2024
NAME OF PRESENTER	:	AMANDA PRECIOSA DSOUZA
REGISTRATION FEES PAID	:	₹2100000/-
PROCESSING FEES PAID	:	₹4160/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

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



Echallan No. 202400302227

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 16/04/2024 18:30:02

Name and Address of Party : SIMRAN | 7448272174
Mumbai

Service: Stamp Duty

	Amount
Stamp Duty	₹ 4200000.00

Total Amount : ₹ 4,200,000.00

(Rs. Forty Two Lakh Only)

Department Data: 202400022305 NOTARY|202400022305 NOTARY

Bank ref No: CPADSSXGX7
Status: Success
Payment Date: 19/04/2024 05:28:51
Payment Gateway: SBI_MOPS

x *Simran S.S*

Print Date: 21/04/2024 23:46:10

SR.NO : 2024-BR2-2398
dt : 17/5/24



DEED OF SALE

THIS DEED OF SALE is made at Mapuca, Bardez, Goa
on this 17th day of the month of May of the year Two
Thousand and Twenty-Four. (17/05/2024)

x *Simran S.S*
Sanjay

Simran S.S

FOR AADHVAY REALTORS PVT. LTD.
Simran S.S
DIRECTOR / AUTHORIZED SIGNATORY

BETWEEN

1. **MR. ADOLFO JOSE EREMITA LUCAS LUMEN DE BRAGANCA SANTIAGO E SOUZA**, son of late Jeronimo Miguel Jose Lucio De Souza and of late Mrs. Maria Clara Gorgonea Antonieta de Braganca Santiago E Souza, age 87 years, married, retired, holding Pan card no [REDACTED] and AADHAAR card no. [REDACTED] and his wife

2. **MRS. MARIA TEREZA DE MENINO JESUS SILVEIRA E SOUZA** alias **MARIA TEREZA DE MENINO JESUS SILVEIRA SOUZA** alias **MARIA TEREZA DO MENINOJESUS SILVEIRA SOUZA**, daughter of late Thomas Silveira, age 81years, married, retired, holding Pan card no [REDACTED] and AADHAAR card no [REDACTED] both Indian nationals residents of 333/3, Clamig, Chogam road, Alto Pilerne, Porvorim, North Goa, 403521 both represented by their nephew **MR. VENANCIO GONSALVES** alias **VENANCIO MARIA DE JESUS GONSALVES**, s/o Mr. Alfredo Beknabe Gonsalves, aged 53 years, married, service, holder of Aadhar card no [REDACTED] and PAN card number [REDACTED], Indian national, resident of House No.264/65, Mimosa, next to Maple leaf, Chogam road, Alto-Porvorim, Bardez, Goa-403521, by virtue of power of attorney dated 03-06-2022, executed before and attested by Adv. Babuso R. Sawant, Notary at Panaji, Goa, under Reg. No. 702/2022;

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[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

3. **MR. ALONZO CELESTINO JOSE AFRA DE BRAGANCA SANTIAGO E SOUZA** alias **ALONZO CELESTINO DE SOUZA** alias **DSOUZA CELESTIN ALONZO**, son of late Jeronimo Miguel Jose Lucio De Souza and of late Mrs. Maria Clara Gorgonea Antonicta de Braganca Santiago e Souza, age 84 years, married, businessman, holding Pan card no [REDACTED] and AADHAAR card no. [REDACTED] and his wife;

4. **MRS. ERMINIA NICOLETTE FILOMENA SEVILHA SOUZA** alias **ERMINIA NICOLETTE De SOUZA** alias **DSOUZA ERMINA**, daughter of Emanuel Elinio de Sevilha Souza, aged 82 years, married, business, holding Pan card no [REDACTED] and AADHAAR card no. [REDACTED]; both Indian nationals, residents of H.No 2236, Villa Bomfim, Baga road, Sauntawado, Calangute, Bardez, Goa, 403516 both represented by their son **MR. AFRA PIO SAVIO DE SOUZA**, s/o Mr. Alonzo Celestino Jose Afra De Braganca Santiago e Souza, aged 57 years, married, service, holding PAN card No. [REDACTED], holding Aadhar card No. [REDACTED] Indian National, r/o Villa Bomfim, Baga road, Sauntawado, Calangute, Bardez, Goa, 403516, by virtue of power of attorney dated 22-08-2023, executed before Adv. Y. Zuzarte, Notary at Mapusa on 01/09/2023, under Reg no: 15130/ 2023;

5. **MR. ALIRIO DIOGO LUIS JOSE DE BRAGANCA SANTIAGO E SOUZA** alias **ALIRIO DESOUZA**, son of late Jeronimo Miguel Jose Lucio De Souza and of late Mrs. Maria Clara Gorgonea Antonieta de Braganca Santiago e Souza, age 82, married, retired, holding Pan card no [REDACTED]



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Soni M. Souza
Alonzo

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FOR AADHVAI REALTORS PVT. LTD.
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DIRECTOR (MULTIMEDIA SIGNATURE)

[redacted] and AADHAAR card no. [redacted]
and his wife

6. **MRS. MARIA DO CEU NINA DE BRAGANCA E SOUZA** alias **MARIA DESOUZA**, daughter of Jeronimo Vincente Braganca, age 79 years, married, housewife, holding Pan card no [redacted] and AADHAAR card no. [redacted] both Indian nationals, and both residents of 302, Shirley Apartments, IC Colony Maryland Complex, Borivali West, Mumbai 400103, represented by her husband **MR. ALIRIO DIOGO LUIS JOSE DE BRAGANCA SANTIAGO E SOUZA** alias **ALIRIO DESOUZA** son of late Jeronimo Miguel Jose Lucio De Souza and of late Mrs. Maria Clara Gorgonea Antonieta de Braganca Santiago e Souza, age 82, married, retired, holding Pan card no [redacted] and AADHAAR card no. [redacted] via power of attorney dated 21-09-2023, executed before Notary Adv. Lata P. Shinde, under Reg No. 06 and Sr No. 154.



7. **MR. ASTERIO JOSE ANTONIO MARIA DE BRAGANCA SANTIAGO E SOUZA** alias **ASTERIO De SOUZA**, son of late Jeronimo Miguel Jose Lucio De Souza and of late Mrs. Maria Clara Gorgonea Antonieta de Braganca Santiago e Souza, age 79 years, married, widower of Maria Ana Victoria Anastasia Dias e Souza, holding PAN card no [redacted] and AADHAAR card no. [redacted]
[redacted] Indian national, resident of House no. 35, Near The Chapel, Patto, Ribandar, Goa, represented by his son **Mr. ASHTON DIAS E SOUZA** alias **ASHTON SOUZA** holder of Pan card no. [redacted] and AADHAAR card no [redacted], Indian national, resident of House no.

X *[Signature]*
Serv. de Souza
Notary

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[Signature]

FOR AADHVAY REALTORS PVT. LTD.
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DIRECTOR / AUTHORIZED SIGNATORY

35, near the Chapel, Patto, Ribandar, Goa, the **VENDOR No.8 herein** by virtue of power of attorney dated 23-08-2023, executed before Notary Arun Wadkar, Notary at Panaji, under Sr No: 16029

8. **MR. ASHTON DIAS E SOUZA alias ASHTON SOUZA,** son of Asterio Jose Antonio Maria de Braganca Santiago e Souza and of late Maria Ana Victoria Anastasia Dias e Souza, age 41 years, bachelor, business, holding Pan card no. [REDACTED] and AADHAAR card no [REDACTED]

[REDACTED] Indian national, resident of House No. 35, near the Chapel, Patto, Ribandar, Goa;

9. **MRS. ABIGAIL MANUELA DIAS E SOUZA PEREIRA alias ABIGAIL M DE SOUZA alias ABIGAIL MANUELA SOUZA E PEREIRA alias ABIGAIL MANUELA SOUZA PEREIRA**, daughter of Asterio Jose Antonio Maria de Braganca Santiago e Souza and of late Maria Ana' Victoria Anastasia Dias e Souza, age 44 years, married, business, holding Pan card no [REDACTED]; AND AADHAAR card no [REDACTED] permanent r/o House No. 35, near the Chapel, Patto, Ribandar, Goa and presently residing at FF1, Alegria, Chogm road opposite Sapna habitat Alto Porvorim, Goa and her husband

10. **MR. RYAN JOSEPH PEREIRA**, son of late Mr Rosario Diago Pereira, 47 years of age, married, service, holding Pan Card no. [REDACTED] and AADHAAR card no. [REDACTED] both Indian nationals, r/o 8/A, Las Vegas, L J Road, Mahim, Mumbai City Maharashtra 400016 Goa **both duly** represented by their brother/brother



[Signature]
Soni - de Souza

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FOR AADHVA REALTORS PVT LTD.
[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

in law respectively **MR. ASHTON SOUZA** alias **ASHTON DIAS e SOUZA** holding Pan card no. [REDACTED] and AADHAAR card no [REDACTED], the VENDOR No.8 herein, by virtue of power of attorney dated 23-08-2023, executed before Notary Arun Wadkar, Notary at Panaji, under Sr No: 16029, (hereinafter all jointly referred to as "**THE VENDORS**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives, successors and assigns) **OF THE ONE PART.**

AND

M/s AADHVAY REALTORS PVT LTD, a Private Limited Company incorporated under the Companies Act, 1956, having PAN card bearing No. [REDACTED] and represented by its Director **MISS. SIMRAN SURESH TEKCHANDANI**, D/O Mr. Suresh Jairamdas Tekchandani, 27 years of age, unmarried, Business, Indian national, R/o 1002 Pali Palms, 16th road, Pali Village, Bandra West, Mumbai 400050; holder of PAN card bearing No. [REDACTED] and holder of Aadhar card bearing No. [REDACTED];

That **MISS SIMRAN SURESH TEKCHANDANI**, is hereby duly represented by her duly constituted Power of Attorney namely **Ms. AMANDA PRECIOSA DSOUZA**, D/o Mr Peter Damian D'Souza, 26 years of age, Advocate, Indian national, R/o H. No. 29A/1,



X [Signature]
S. S. S.

26/08/23

[Signature]

FOR AADHVAY REALTORS PVT. LTD.

[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

Khadpavaddo, Cunchelim, Mapusa Goa 403507 . Holder of PAN card bearing No. DZTPD7259F and Holder of Aadhar card bearing No. [REDACTED], vide Power of Attorney dated 26. 2.2024 bearing GRN MH016217244202324E executed before the Office of the Sub Registrar, Andheri, Mumbai. Hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its heirs, successor\,s, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS there exists a property known as "TEMBACHEM BATTA" OR "ZAMBUCHEM BATTA" admeasuring 2450 sq. mts. situated at Pilerne, Bardez, Goa, described in Land Registration Office of Ilhas under No. 8935 of Book B-23 New at page 182 reverse and inscribed under inscription no.5372 of Book G-13, not enrolled in Taluka Revenue Office and surveyed under survey no. 147 sub-division no. 5 of village Pilerne more particularly described in the SCHEDULE hereunder written and delineated in the PLAN annexed hereto and for sake of brevity hereinafter referred to as "the **SAID PROPERTY**"

AND WHEREAS the said property is described in the Land Registration office of Ilhas under description no. 8935 of Book B-23 and inscribed in the name of Custodio Sebastiao Adolfo De Souza under inscription no. 5372 of Book G-13.

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DIRECTOR / AUTHORIZED SIGNATORY

AND WHEREAS after the death of said Custodio Sebastiao Adolfo De Souza, his son Jeronimo Minguel Jose Lucio De Souza acquired right to the said property by inheritance.

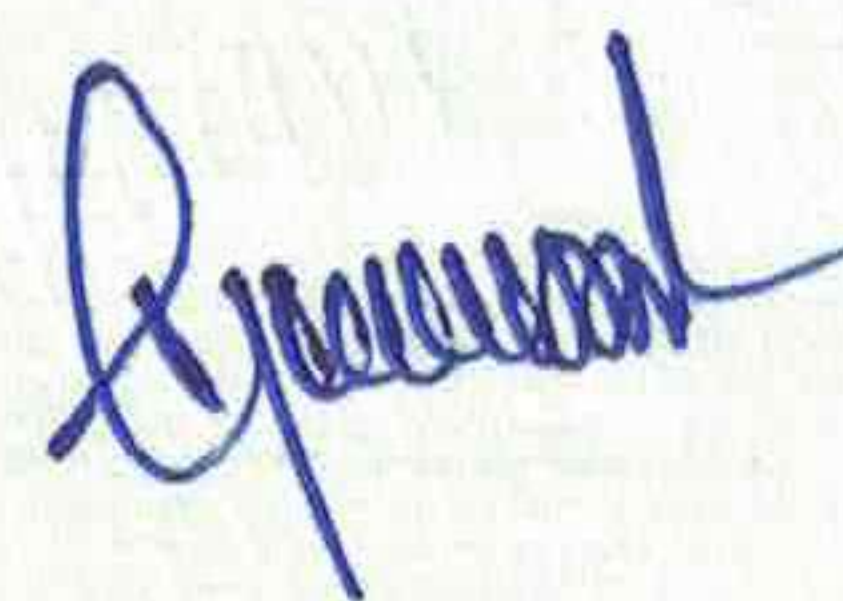
AND WHEREAS by Will dated 13-08-1986 drawn in the office of Notary Ex-Officio of Ilhas, Panaji, Goa in Book no. 63 at pages 69 reverse to 73 of Wills, the said Jeronimo Minguel Jose Lucio De Souza, son of late Custodio Sebastiao Adolfo De Souza bequeathed the said property to his four sons namely (i) Adolfo Jose Eremita Lucas Lumen de Braganca Santiago e Souza, (ii) Alonzo Celestino Jose Afra de Braganca Santiago e Souza, (iii) Alirio Diogo Luis Jose de Braganca Santiago e Souza and (iv) Asterio Jose Antonio Maria de Braganca Santiago e Souza.

AND WHEREAS by Will dated 18-08-1986 drawn in the office of Notary Ex-Officio of Ilhas, Panaji, Goa in Book no. 63 at pages 19 to 28 of Wills, Mrs. Maria Clara Gorgenen Antonieta de Braganca Santiago e Souza, wife of said Jeronimo Minguel Jose Lucio De Souza bequeathed the said property to her four sons namely (i) Adolfo Jose Eremita Lucas Lumen de Braganca Santiago e Souza, (ii) Alonzo Celestino Jose Afra de Braganca Santiago e Souza, (iii) Alirio Diogo Luis Jose de Braganca Santiago e Souza and (iv) Asterio Jose Antonio Maria de Braganca Santiago e Souza.

AND WHEREAS the said Jeronimo Minguel Jose Lucio de Souza expired on 06-02-1995 and his wife Maria Clara Gorgenen Antonieta de Braganca Santiago e Souza expired on 14-07-1990 and after their death their said four sons to whom the said property

X 
Adolfo Jose Eremita Lucas Lumen de Braganca Santiago e Souza


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FOR AADHAV REALTORS PVT. LTD.
Simran 8.5
DIRECTOR / AUTHORIZED SIGNATORY

was bequeathed by their aforesaid parents acquired right and title to the said property by virtue of the aforesaid wills and the said four sons filed application for mutation to include their names in the column of Occupant in Form I & XIV of survey no. 147/5 of Pilerne village and by order passed by Certifying Officer the names of the said four sons namely (i) Adolfo Jose Eremita Lucas Lumen de Braganca Santiago e Souza, (ii) Alonzo Celestino Jose Afra de Braganca Santiago e Souza, (iii) Alirio Diogo Luis Jose de Braganca Santiago e Souza and (iv) Asterio Jose Antonio Maria de Braganca Santiago e Souza were ordered to be included in Form I & XIV of Survey no. 147/5 of Pilerne village.

AND WHEREAS wife of said Asterio Jose Antonio Maria de Braganca Santiago e Souza namely Maria Ana Vitoria Anastasia Dias e Souza expired on 15-07-2007 leaving behind her husband the said Asterio Jose Antonio Maria de Braganca e Souza and one daughter namely Abigail Manuela Dias e Souza and one son Ashton Dias e Souza, which fact is confirmed by Deed of Succession dated 21-04-2008 drawn in the office of Notary Ex-Officio, Canacona at pages 85 to 86 reverse of Book of Deeds no.



AND WHEREAS the said property falls in Settlement Zone Category (VP-1) with permissible FAR 80 as per Zoning Information dated 31-05-2022 issued by Deputy Town Planner, Town & Country Planning Department, Mapusa, Goa.

AND WHEREAS the above VENDORS are the lawful joint co-owners in physical possession, occupation and enjoyment

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Adolfo 9

[Signature]

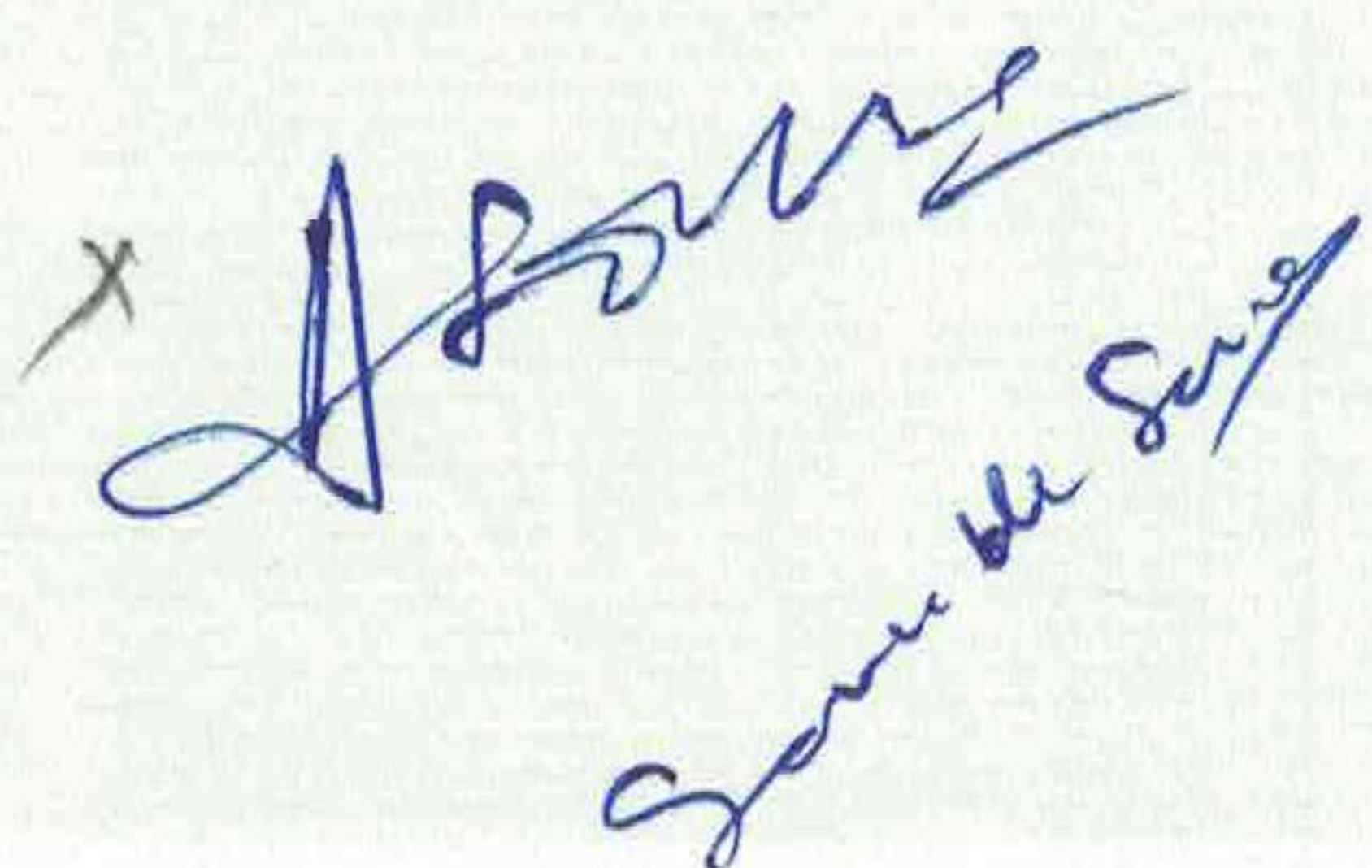
FOR AADHAVAY REALTORS PVT LTD
Simon S.F
DIRECTOR / AUTHORIZED REPRESENTATIVE

or otherwise well and sufficiently entitled to the above SAID PROPERTY by virtue of Public Will dated 18th June 1986 drawn in the Office of Notary Public Ex-Officio Ilhas at Panaji Goa in Book of Wills No.63 at pages 19 to 28 executed by Mrs. MARIA CLARA GORGONEA ANTONIETTA DE BRAGANCA SANTIAGO E SOUZA and by virtue of Public Will dated 13th August 1986 drawn in the Office of Notary Ex-Officio of Ilhas at pages 69 reverse to 78 in the Book of Wills No.63 executed by Mr. JERONIMO MIGUEL JOSE LUCIO DE SOUZA; who bequeathed the SAID PROPERTY to their above named four sons/ male Vendors viz. Vendor No. 1, 2, 3 and 4 respectively.

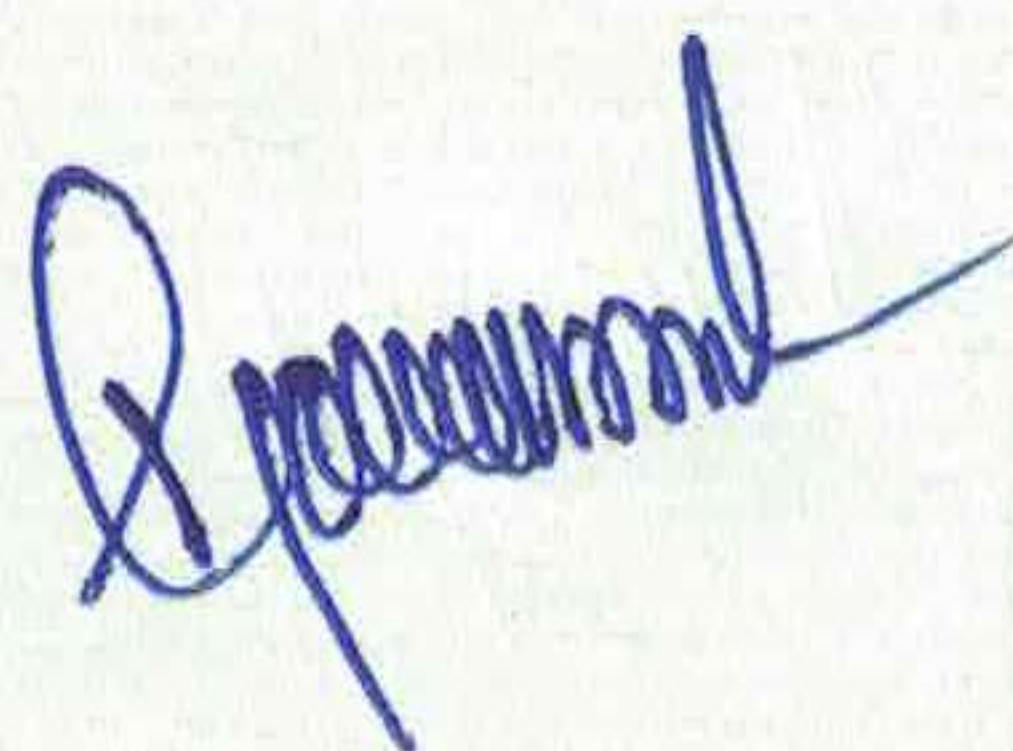
AND WHEREAS the above male Vendors are married under the Law of Communion of Assets prevailing in this State of Goa and hence the spouses are also added as parties herein.

AND WHEREAS the VENDORS have also assured the PURCHASER that there is no Mortgage, charge, dues/ lien, attachments, encroachments, and/or encumbrances of any kind whatsoever, against the said Property and that there are also no Agricultural tenants, Mundkar/s holding any rights of what so ever nature to the said property or any part thereof.

AND WHEREAS by a Public Notice published in the English daily Navhind Times, dated 11 Jan 2024; the public was notified of the said purchase and were called upon to report in writing to the Purchaser's Advocate, for their objections or claims if any, in respect of the said property and present transaction and no objections or claims of whatsoever nature from any person/ Bank / Financial institution etc. have been received till date.


Simon S. S.

Stamp
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FOR AADHVAY REALTORS PVT. LTD.
Simon S. S.
DIRECTOR / AUTHORIZED SIGNATORY

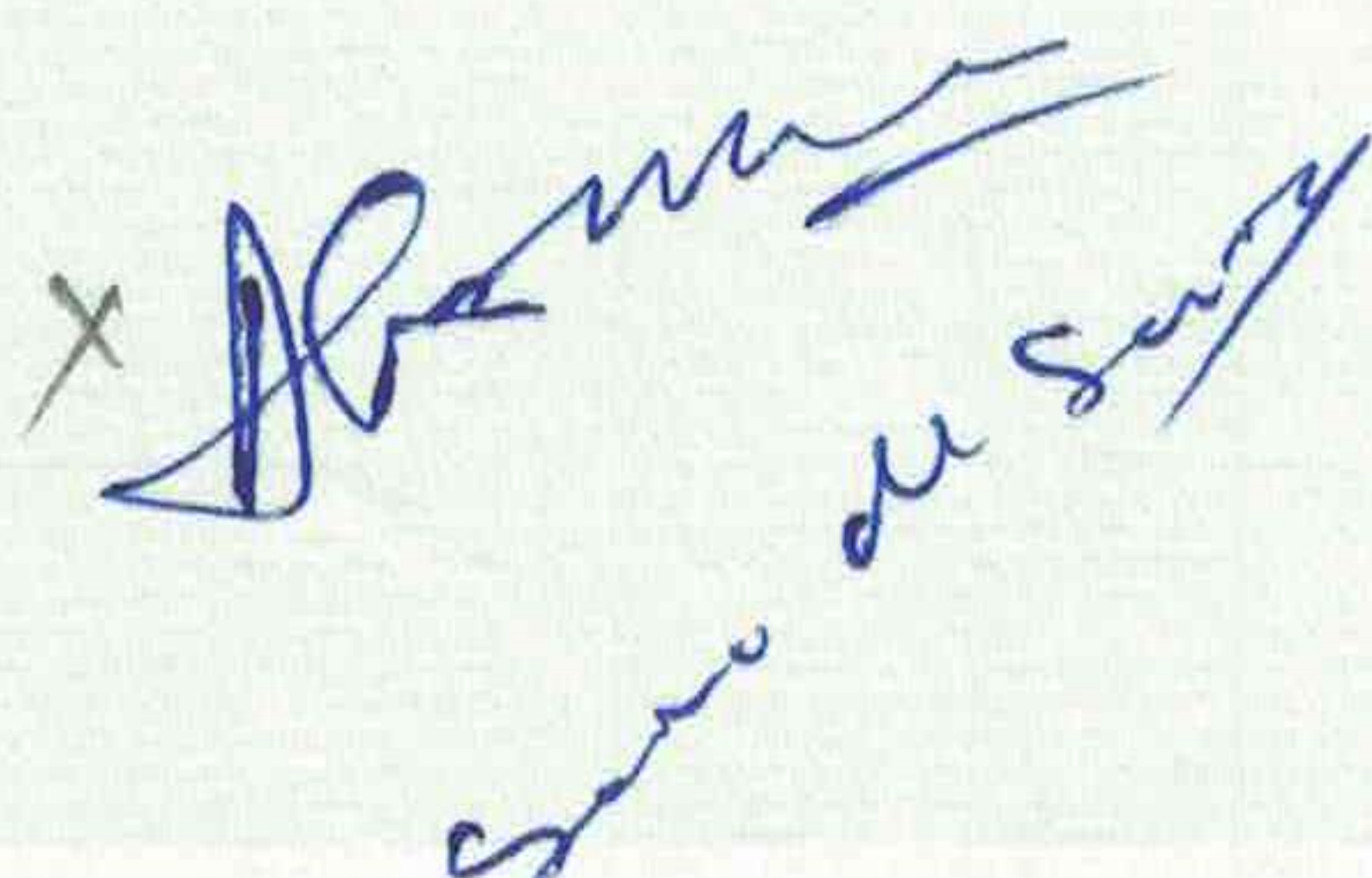
AND WHEREAS the VENDORS jointly as the lawful co-owners in possession and enjoyment of the above-SAID PROPERTY have agreed to sell to the PURCHASER the said Property described in the Schedule hereunder written, for the total consideration of Rs: 70000000/- (Rupees Seven Crore Only) being its current fair market value in the said locality which the PURCHASER has agreed to purchase the same subject to the following terms, conditions and covenants hereinafter contained.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

That in consideration of the sum of of Rs: 70000000/- (Rupees Seven Crore Only) paid today, by the PURCHASER to the VENDORS, in proportion to their share, on the date of execution of this Deed via demand drafts.

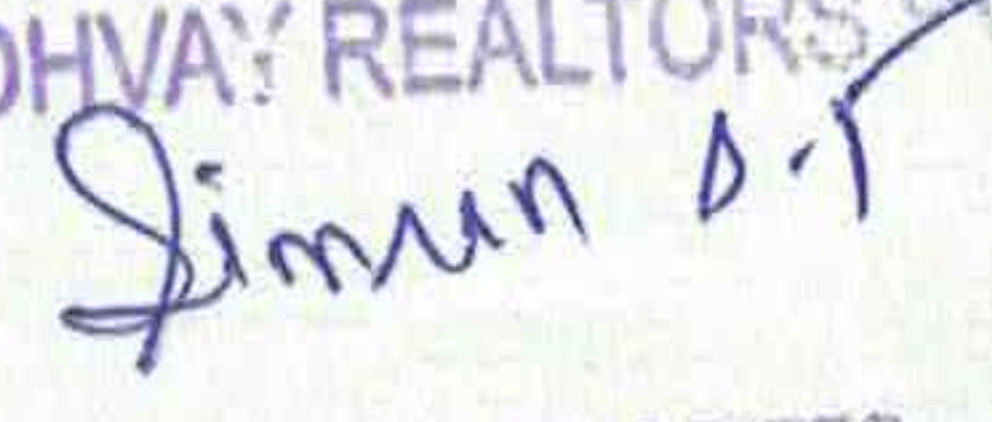
NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

1. **IN CONSIDERATION** of the sum of 7,00,00,000/- (Rupees Seven Crore Only) paid by the Purchaser to the Vendors in proportion to their shares on the date of execution of this deed as mentioned hereunder:-
- (i) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two Thousand Five Hundred only) to Vendor no. 1 by DD No. 027362, Dated 14.05.2024 drawn on HDFC Bank, Mapusa branch,
 - (ii) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two Thousand Five Hundred only) to Vendor no. 2 by DD

X 
Vendor no. 1

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FOR AADHVAY REALTORS PVT LTD

DIRECTOR / AUTHORIZED SIGNATORY

No. 027363, Dated 14.05.2024 drawn on HDFC Bank,
Mapusa branch

(iii) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two
Thousand Five Hundred only) to Vendor no. 3 by DD
No. 027364, Dated 14.05.2024 drawn on HDFC Bank,
Mapusa branch

(iv) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two
Thousand Five Hundred only) to Vendor no. 4 by DD
No. 027365, Dated 14.05.2024 drawn on HDFC Bank,
Mapusa branch

(v) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two
Thousand Five Hundred only) to Vendor no. 5 by DD
No. 027366, Dated 14.05.2024 drawn on HDFC Bank,
Mapusa branch

(vi) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two
Thousand Five Hundred only) to Vendor no. 6 by DD
No. 027367, Dated 14.05.2024 drawn on HDFC Bank,
Mapusa branch

(vii) Rs.86,62,500/-- (Rupees Eighty Six Lakhs Sixty Two
Thousand Five Hundred only) to Vendor no. 7 by DD
No. 027368, Dated 14.05.2024 drawn on HDFC Bank,
Mapusa branch

(viii) Rs.21,65,625/-- (Rupees Twenty One Lakhs Sixty Five
Thousand Six Hundred and Twenty Five only) to
Vendor no. 9 by DD No. 027370, Dated 14.05.2024
drawn on HDFC Bank, Mapusa branch

(ix) Rs.21,65,625/-- (Rupees Twenty One Lakhs Sixty Five
Thousand Six Hundred and Twenty Five only) to
Vendor no. 10 by DD No. 027371, Dated 14.05.2024
drawn on HDFC Bank, Mapusa branch

(x) Rs.43,31,250/-- (Rupees Forty Three Lakhs Thirty One
Thousand Two Hundred and Fifty only) to Vendor no. 8



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S. S. S. S.

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FOR AADHAV REALTORS PVT. LTD.
S. S. S. S.
DIRECTOR / AUTHORIZED SIGNATORY

by DD No. 027369, Dated 14.05.2024 drawn on HDFC Bank, Mapusa branch,

the receipt of the entire agreed consideration of Rs sum of 7,00,00,000/- (Rupees Seven Crore Only) the VENDORS do hereby jointly admit and acknowledge as having received the entire sum of money/consideration from the PURCHASER and do hereby give a factual receipt and discharge for the same for all legal purposes; and the VENDORS as the legal owners of the SAID PROPERTY, do hereby TRANSFER BY WAY OF SALE and grant, convey, sell, assign, release and transfer all their rights, title, share and interest in the said property to the Purchaser and HAND OVER UNTO AND TO THE USE of the PURCHASER by way of SALE all the SAID PROPERTY bearing Survey No. 147/5 of Village Pilerne, Bardez, Goa more particularly described in the Schedule hereunder written, delineated in the plan annexed hereto duly signed by both the parties, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, trees, fences, compound, watercourses, pathways, structures standing thereon, and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors, to HAVE AND TO HOLD THE SAID PROPERTY hereby granted, conveyed, sold, assigned, released, conveyed, assured and confirmed unto and to the use



X *[Signature]*
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FOR AADHVA REALTORS PVT. LTD.
[Signature]
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and benefit of the PURCHASER absolutely and forever, and as ordinarily pass on such sale.

2. The Purchaser has paid a sum of Rs. 1% towards TDS to the Income Tax Department towards the sale consideration of sum of 7,00,00,000/- (Rupees Seven Crore Only)

3. That the VENDORS for themselves, their successors, executors and administrators do hereby jointly covenant, assure and declare to the PURCHASER as under :-

(a) That the VENDORS or their predecessors-in-title have not mortgaged or created any charge or lien or liability of any nature on the said property or any part thereof and that the said property is free from all encumbrances, equities, claims or demands whatsoever;

(b) That there are no prior Agreement/s for sale, lease, licence or any other arrangement whatsoever with any other person or third party in respect of the said property or any part thereof;

(c) That the Vendors do hereby declare that they shall not have any claim to the surplus area found if any, by the PURCHASER any time hereafter which shall be entirely to the benefit of the PURCHASER and the PURCHASER also undertakes not to make the VENDORS liable for any shortfall area found if any at



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any point of time, by the Purchaser in respect of the SAID PROPERTY hereby sold;

- (d) That there are no pending suits, appeals, litigations or any other proceedings whatsoever pending before any Court or any other legal impediments;
- (e) That there are no agricultural tenant/s, leaseholders or Mundkars in respect of the said property or any portion/s thereof;
- (f) That the Vendors in title have not granted any right of way, easement or licence or created any other right, to or in favour of any person, in, over or in respect of the said property hereby sold;

4. That the VENDORS have delivered today the lawful, exclusive, vacant and physical possession of the SAID PROPERTY in favour of the PUCHASER and the PURCHASER may from time to time and at all times hereafter peacefully and quietly enter upon, occupy or possess, enjoy and develop the SAID PROPERTY hereby conveyed and sold as absolute and exclusive owner without any interruption, hindrance, disturbance, claim, interest and demand of whatsoever nature from the Vendors or from any person/s claiming through or under them.

5. The Purchaser has scrutinized all the title documents of the said property bearing survey no 147/5 admeasuring 2450 sq. meters more particularly described in schedule hereunder written and delineated in the plan annexed hereto and the purchaser after being fully satisfied that the Vendors have a



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FOR AADHVAI REALTORS PVT LTD.
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DIRECTOR / AUTHORIZED SIGNATORY

clear and marketable title to the said property, which is free from any encumbrances, are purchasing the said property from the Vendors and after the execution of this sale deed, the Vendors shall not be responsible or liable in respect of any suits, proceedings, costs, charges, claims or demands

6. That the VENDORS have handed over to the PURCHASER copies of the English Translation of Public Wills, Succession Deed, and Power of Attorneys of the owners to the SAID PROPERTY and the purchaser has agreed to obtain certified copies of all the documents from the respective Government offices required to establish the title of the said property to their full satisfaction.

7. That the VENDORS do hereby grant and convey their EXPRESS CONSENT & NO OBJECTION to the Purchaser to apply and effect Mutation/Transfer in Survey Records of the Property bearing Survey No.147/5 of Village Pilerne, Bardez, Goa by deleting the names of the above Vendors and inserting the name of the PURCHASER herein on basis of this Deed;

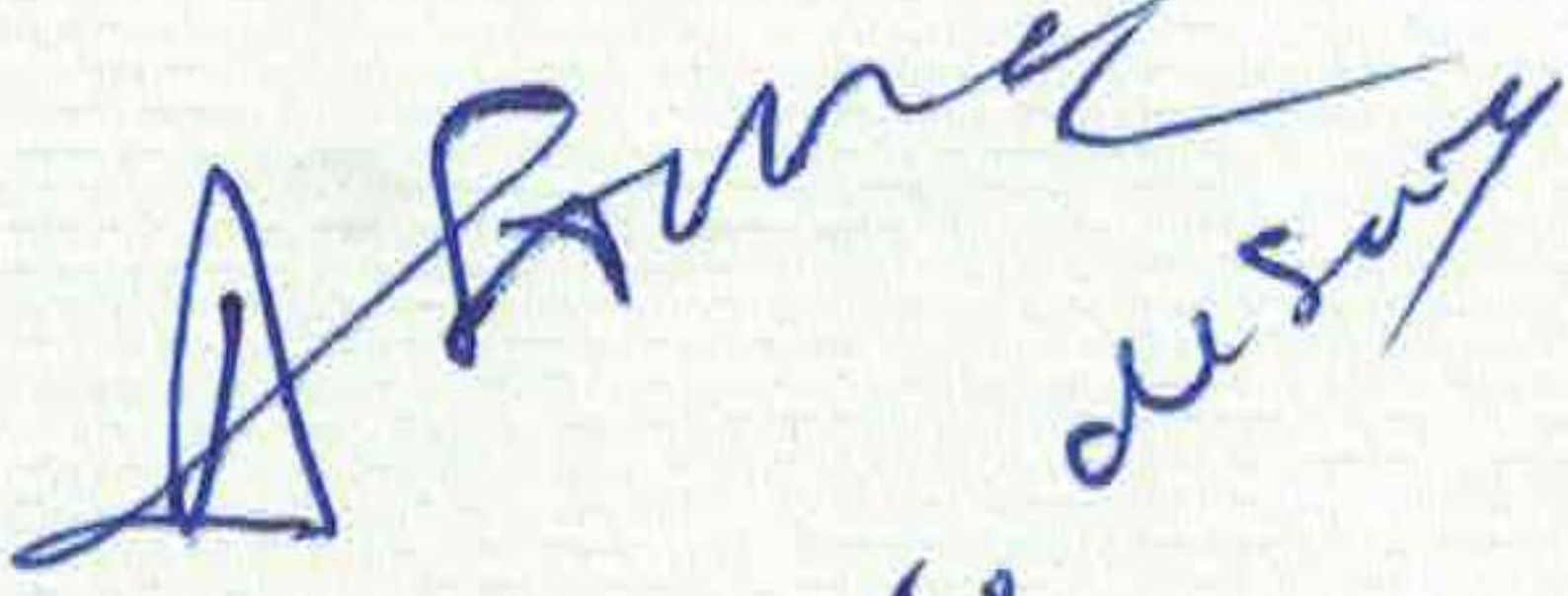


8. That the said property hereby is sold for the price of sum of 7, 00, 00,000/- (Rupees Seven Crore Only).

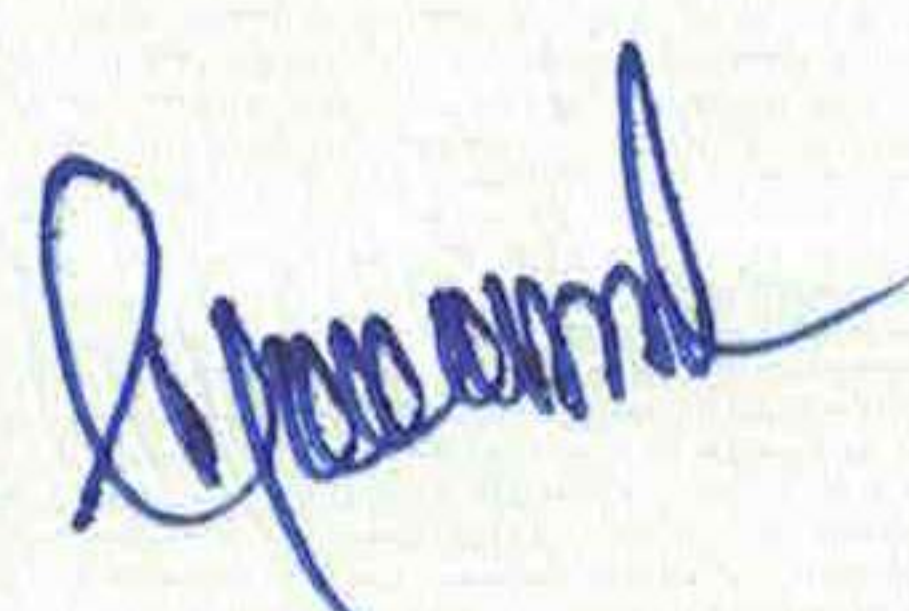
SCHEDULE

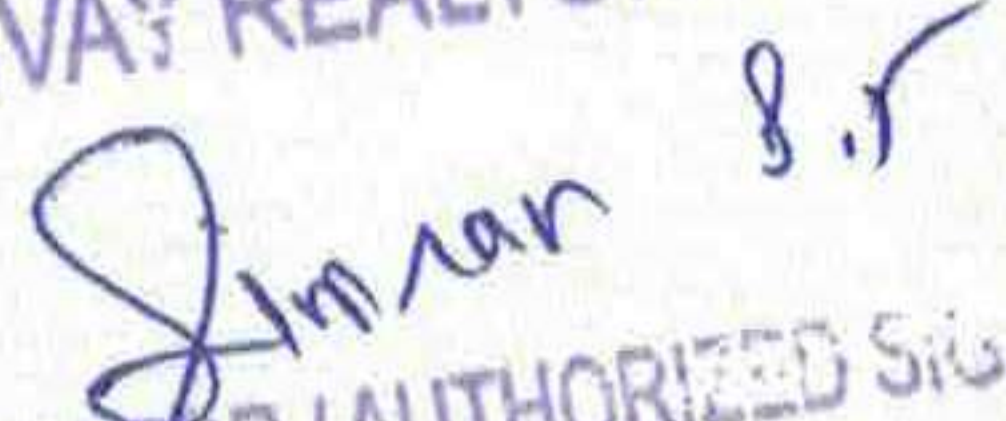
(The entire Property)

ALL THAT PROPERTY known as "TEMBACHEM BATTA" or "ZAMBUCHEM BATTA" admeasuring 2450 sq. mts. situated at Pilerne, Bardez, Goa, within the limits of Village Panchayat of

X 
A. B. M. de Souza

16



FOR AADHVAY REALTORS PVT. LTD.

DIRECTOR / AUTHORIZED SIGNATORY

Pilerne, Bardez Taluka, Bardez Sub-District of Registration District of North Goa, State of Goa, described in Land Registration office of Ilhas under no. 8935 of Book B-23 new at pages 182 reverse and inscribed under inscription no. 5372 of Book G-13 at page 157 reverse, not enrolled in Taluka Revenue office and surveyed under Survey No. 147 Sub-Division No. 5 (Sy. 147/5) of Village Pilerne.

The said Property is bounded presently as follows :-

East : by property bearing Survey Nos. 147/6 & 147/8;

West: by Road;

North: by Survey No. 147/4; and

South: by Survey No. 147/7.

IN WITNESS WHEREOF the Parties above named have appended their respective signatures and fingerprint impressions along with their Photographs, in the presence of attesting Witnesses who have also signed hereunder.



FOR AADHVA REALTORS PVT. LTD.

Simon A. S.
DIRECTOR / AUTHORIZED SIGNATORY

[Signature]

[Signature]

[Signature]

[Signature]

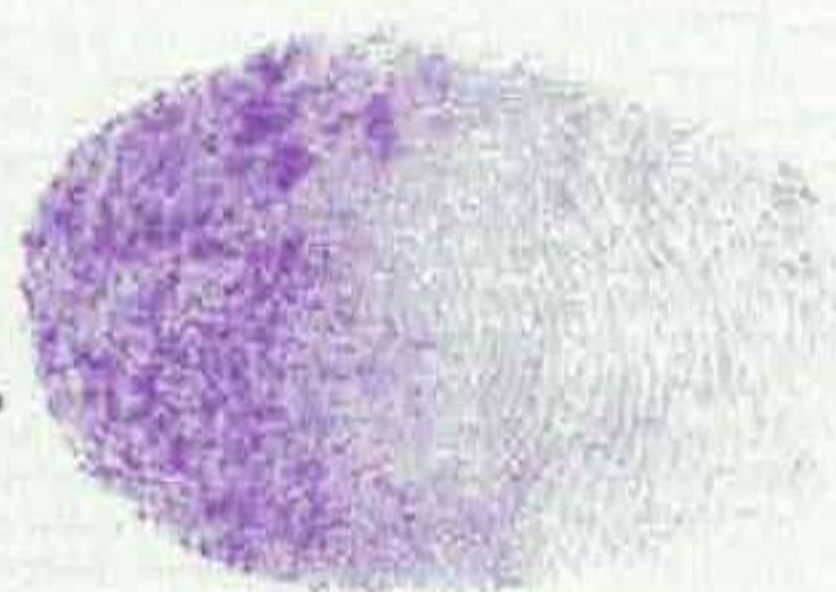
SIGNED SEALED AND
DELIVERED BY WITHIN NAMED
VENDORS No. 1 and 2 Through their
Lawful POA, Mr. Venancio Gonsalves
Alias Venancio Maria De Jesus Gonsalves



[Handwritten signature]

[Handwritten signature]

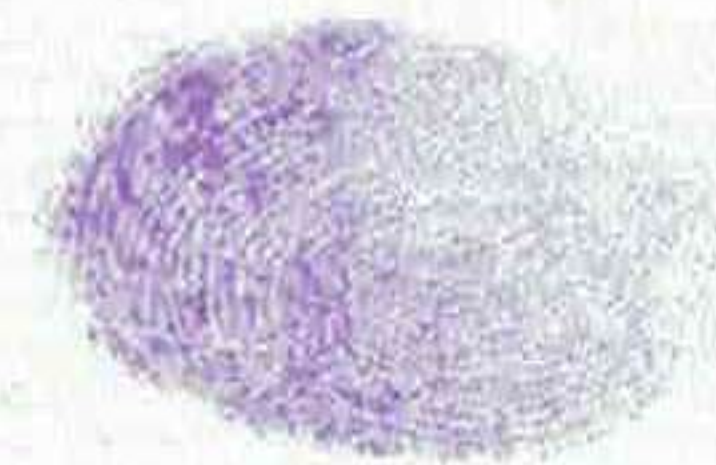
1.



2.



3.



4.



5.



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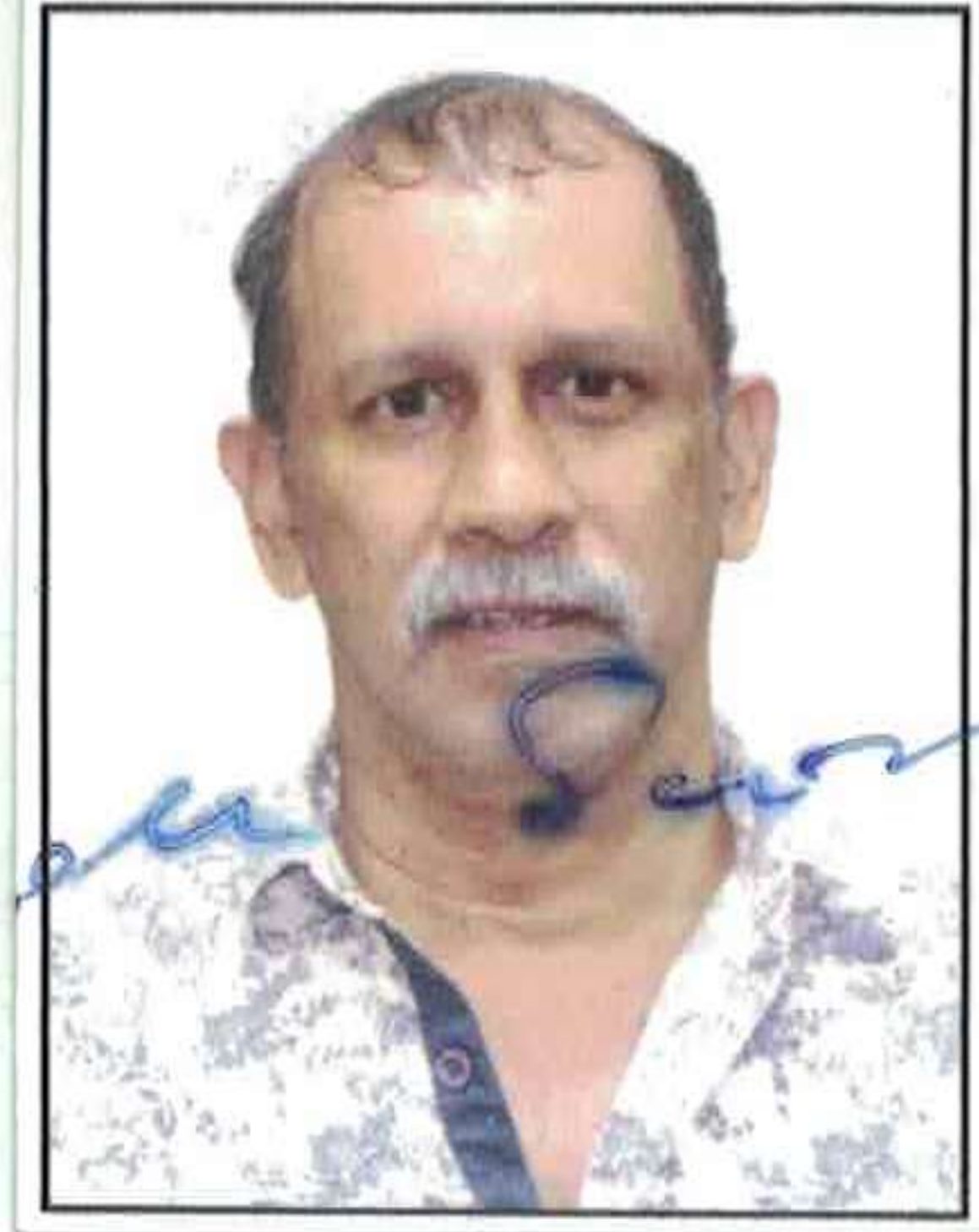
[Handwritten signature]

FOR AADHVAY REALTORS PVT. LTD.
[Handwritten signature]
DIRECTOR / AUTHORIZED SIGNATORY

SIGNED SEALED AND
DELIVERED BY WITHINNAMED

VENDORS No. 3 and 4 Through their

Lawful POA, Mr. Afra Pio Savio De Souza



Savio de Souza

1.

2.

3.

4.

5.



FOR AADHVAY REALTORS PVT. LTD.
Savio de Souza
DIRECTOR / AUTHORIZED SIGNATORY

Savio de Souza

119

Savio de Souza

SIGNED SEALED AND
DELIVERED BY WITHIN NAMED
VENDORS No. 5 for self and Lawful POA for
Vendor No. 6



[Handwritten signature]

1.



2.



3.



4.



5.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

FOR AADHVAY REALTORS PVT. LTD.
[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

SIGNED SEALED AND
DELIVERED BY WITHIN NAMED
VENDORS No. 7, 9 AND 10 Through their
Lawful POA, Mr. Ashton Dias E Souza

Ashton



Ashton

1.



2.



3.



4.



5.



x *Ashton*

Save the same

Ashton

Ashton

FOR AADHVAI REALTORS PVT. LTD.
Simran S.R.
DIRECTOR / AUTHORIZED SIGNATORY

SIGNED SEALED AND
DELIVERED BY WITHIN NAMED
VENDOR No. 8, MR. ASHTON
DIAS E SOUZA alias ASHTON SOUZA

Adouga



1.



2.



3.



5.



X *[Signature]*
Sou de Souza

Adouga

[Signature]

FOR AADHVAY REALTORS PVT. LTD.
[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

SIGNED SEALED AND
DELIVERED BY WITHIN NAMED
PURCHASER, MISS. SIMRAN SURESH
TEKCHANDANI

Simran S.T

Simran S.T



1.



2.



3.



4.



5.



IN THE PRESENCE OF

1. Adv. Kameshwari Divgikar, r/o H. No. 500/27, Filomena Hsg.
Society, Calapor, Tiswadi - Goa

[Signature]

x *[Signature]*
Suresh Suresh
Adv.

[Signature]

FOR AADHAVAY REALTORS PVT. LTD.
Simran S.T
DIRECTOR / AUTHORIZED SIGNATORY

2. Mr. Porus Adi Doctor, r/o H. No. 761, Opp Xavier Centre,
Porvorim, Bardez Goa

[Signature]

FOR AADHVA REALTORS PVT. LTD.
Siman S.F
DIRECTOR / AUTHORIZED SIGNATORY



[Signature]
Samuel Sampa
24/10/24

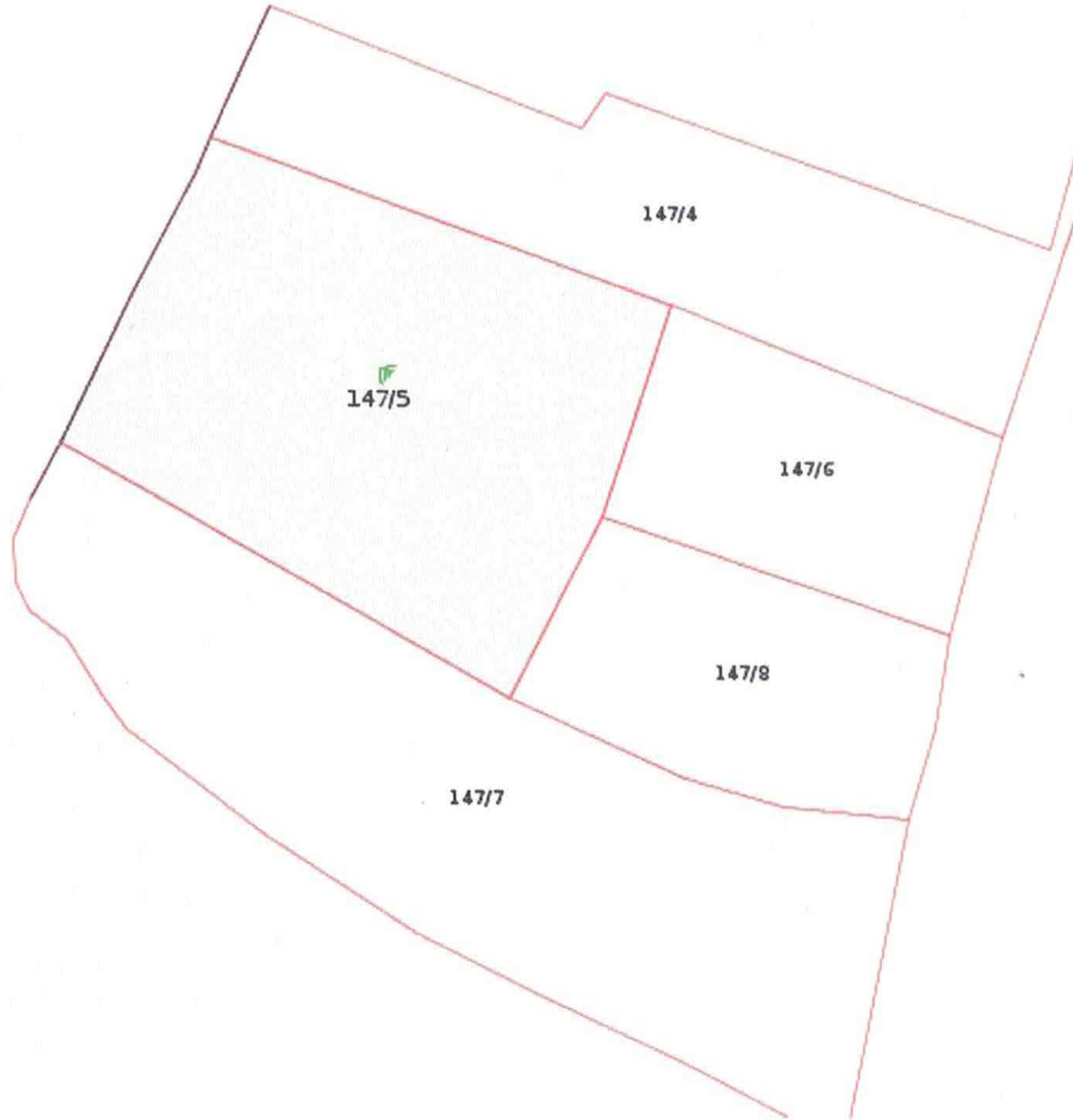
[Signature]



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Pilerne Village
Survey No.: 147 , Subdivision No.: 5

Scale 1:1000

Reference No.: CBAR124-9732-1380828



FOR AADHVA REALTORS PVT. LTD.
[Signature]
DIRECTOR / AUTHORIZED SIGNATORY

This record is computer generated on 14-05-2024 03:44:11. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

100019033713

Date : 15/05/2024

नमुना नं १ व १४

Page 1 of 2

Taluka **BARDEZ**
 तालुका
 Village **Pilerne**
 गांव
 Name of the Field **Zambuchem Bhatt**
 शेताचे नांव

Survey No. 147
 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 वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.24.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.24.50

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.24.50

Remarks शेरा

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

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Adolfo Jose, Eremita Lucas Lumen de Braganca Santiago e Souza		26806	
2	Alonzo Celestino Jose Afra de Braganca Santiago e Souza		26806	
3	Alirio Diago Luis Jose de Braganca Santiago e Souza		26806	
4	Asterio Jose Antonio Maria de Braganca Santiago e Souza		26806	

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 AADHVA REALTORS PVT. LTD.
 Director S-T
 DIRECTOR / AUTHORIZED SIGNATORY

**FORM I & XIV**

100019033713

Date : 15/05/2024

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Pilerne
 गांव
 Name of the Field Zambuchem Bhatt
 शेताचे नांव

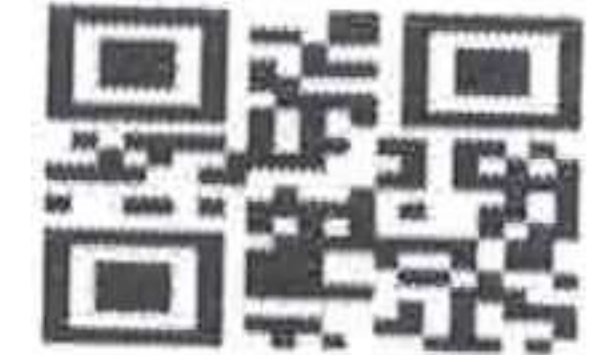
Survey No. 147
 सर्वे नंबर
 Sub Div. No. 5
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नाणिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil						Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		

End of Report

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



The record is computer generated on 15/05/2024 at 6:44:15PM as per Online Reference Number - 100019033713. 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 AADHAV REALTORS PVT. LTD.
 Director / AUTHORIZED SIGNATORY



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-May-2024 01:07:45 pm

Document Serial Number :- 2024-BRZ-2398

Presented at 12:50:52 pm on 17-May-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	4200000
2	Registration Fee	2100000
3	Mutation Fees	2000
4	Processing Fee	4160
Total		6306160

Stamp Duty Required :4200000/-

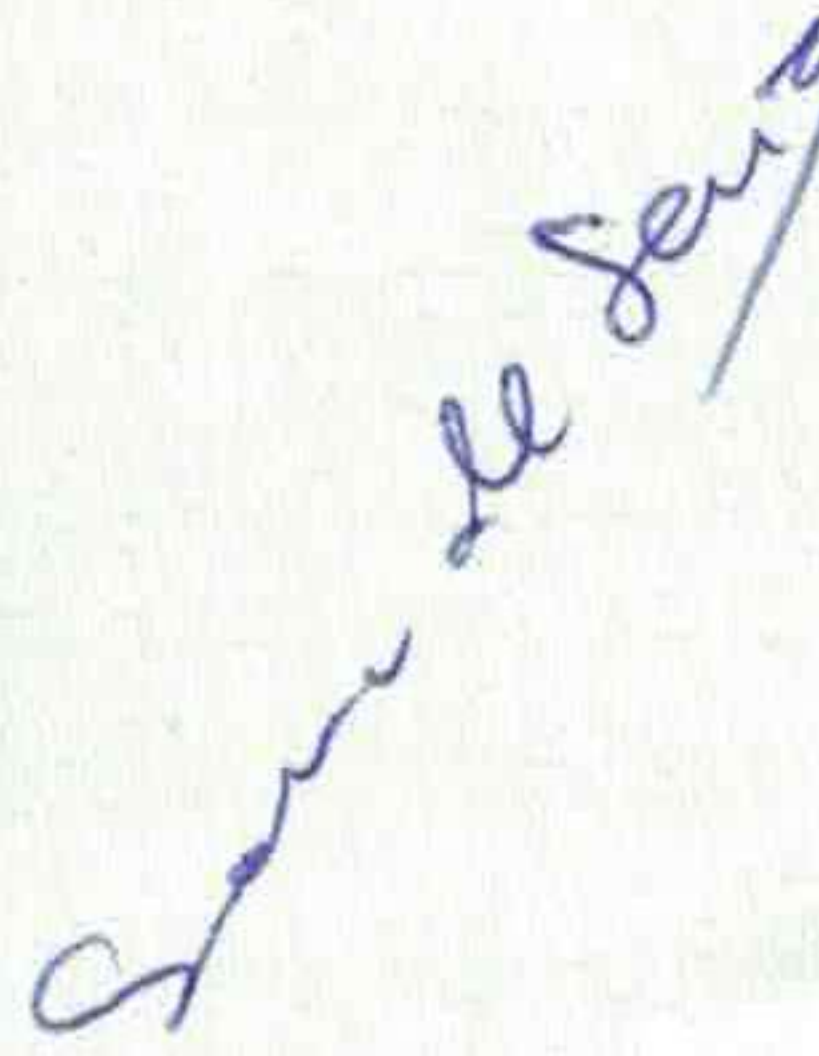
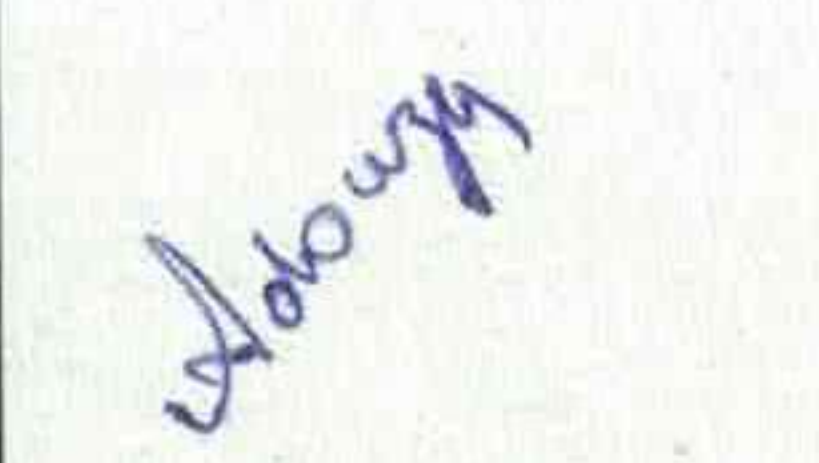
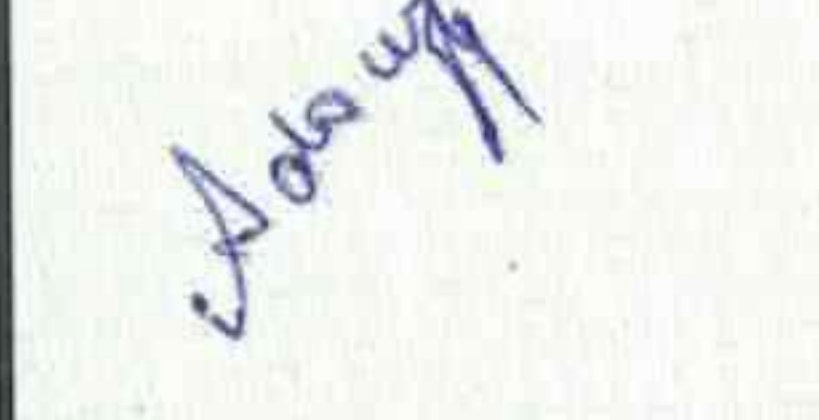
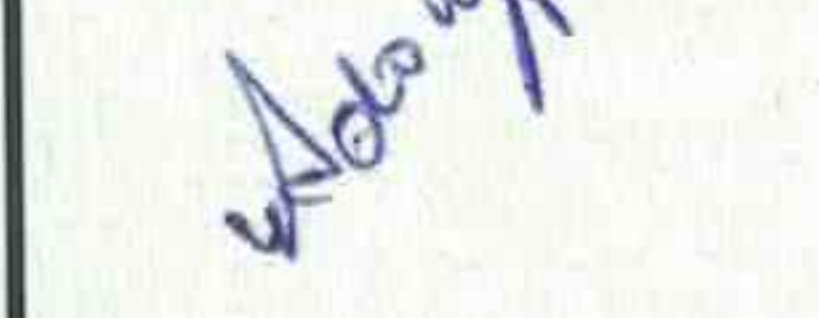
Stamp Duty Paid : 4200000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMANDA PRECIOSA DSOUZA ,Father Name:Peter Damian DSouza, Age: 26, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H No 29A -1 Khadpavaddo Cunchelim Mapusa Goa , Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VENANCIO GONSALVES Alias VENANCIO MARIA DE JESUS GONSALVES , Father Name:Alfredo Beknabe Gonsalves , Age: 53, Marital Status: ,Gender:Male,Occupation: Service, H No 264-65 Mimosa Next to Maple Leaf Chogam Road Alto Porvorim , PAN No.: A , as Power Of Attorney Holder for MARIA TEREZA DE MENINO JESUS SILVEIRA E SOUZA Alias MARIA TEREZA DE MENINO JESUS SILVEIRA SOUZA Alias MARIA TEREZA DO MENINOJESUS SILVEIRA SOUZA			
2	VENANCIO GONSALVES Alias VENANCIO MARIA DE JESUS GONSALVES , Father Name:Alfredo Beknabe Gonsalves , Age: 53, Marital Status: ,Gender:Male,Occupation: Service, H No 264-65 Mimosa Next to Maple Leaf Chogam Road Alto Porvorim , PAN No.: , as Power Of Attorney Holder for ADOLFO JOSE EREMITA LUCAS LUMEN DE BRAGANCA SANTIAGO E SOUZA			

S.No	Party Name and Address	Photo	Thumb	Signature
3	AFRA PIO SAVIO DE SOUZA , Father Name:Alonzo Celestino Jose Afra De Braganca Santiago E Souza , Age: 57, Marital Status: ,Gender:Male,Occupation: Service, Villa Bomfim Baga road Sauntawado Calangute Bardez Goa , PAN No.: , as Power Of Attorney Holder for ERMINIA NICOLETTE FILOMENA SEVILHA SOUZA Alias ERMINIA NICOLETTE DE SOUZA Alias DSOUZA ERMINA			
4	AFRA PIO SAVIO DE SOUZA , Father Name:Alonzo Celestino Jose Afra De Braganca Santiago E Souza , Age: 57, Marital Status: ,Gender:Male,Occupation: Service, Villa Bomfim Baga road Sauntawado Calangute Bardez Goa , PAN No.: , as Power Of Attorney Holder for ALONZO CELESTINO JOSE AFRA DE BRAGANCA SANTIAGO E SOUZA Alias ALONZO CELESTINO DE SOUZA Alias DSOUZA CELESTIN ALONZO			
5	ALIRIO DIOGO LUIS JOSE D BRAGANCA SANTIAGO E SOUZA Alias ALIRIO DESOUZA , Father Name:Late Jeronimo Miguel Jose Lucio De Souza, Age: 82, Marital Status: Married ,Gender:Male,Occupation: Other, 302 Shirley Apartments IC Colony Maryland Complex Borivali West Mumbai, PAN No.:			
6	ALIRIO DIOGO LUIS JOSE DE BRAGANCA SANTIAGO E SOUZA Alias ALIRIO DESOUZA , Father Name:Late Jeronimo Miguel Jose Lucio De Souza , Age: 82, Marital Status: ,Gender:Male,Occupation: Other, 302 Shirley Apartments IC Colony Maryland Complex Borivali West Mumbai , PAN No.: , as Power Of Attorney Holder for MARIA DO CEU NINA DE BRAGANCA E SOUZA Alias MARIA DESOUZA			
7	ASHTON DIAS E SOUZA Alias ASHTON SOUZA , Father Name:Asterio Jose Antonio Maria De Braganca Santiago E Souza Alias Asterio De Souza, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 35 near The Chapel Patto Ribandar Goa , PAN No.: , as Power Of Attorney Holder for ASTERIO JOSE ANTONIO MARIA DE BRAGANCA SANTIAGO E SOUZA Alias ASTERIO DE SOUZA			
8	ASHTON DIAS E SOUZA Alias ASHTON SOUZA , Father Name:Asterio Jose Antonio Maria De Braganca Santoago E Souza, Age: 41, Marital Status: Bachelor ,Gender:Male,Occupation: Business, H No 35 Near The Chapel Patto Ribandar Goa, PAN No.:			
9	ASHTON SOUZA Alias ASHTON DIAS E SOUZA , Father Name:Asterio Jose Antonio Maria De Braganca Santiago E Souza, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H no 35 Near The Chapel Patto Ribandar Goa , PAN No.: , as Power Of Attorney Holder for RYAN JOSEPH PEREIRA			

Sl.No	Party Name and Address	Photo	Thumb	Signature
10	ASHTON SOUZA Alias ASHTON DIAS E SOUZA , Father Name:Asterio Jose Antonio Maria De Braganca Santiago E Souza, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H no 35 Near The Chapel Patto Ribandar Goa , PAN No.: , as Power Of Attorney Holder for ABIGAIL MANUELA DIAS E SOUZA PEREIRA Alias ABIGAIL M DE SOUZA Alias ABIGAIL SOUZA E PEREIRA Alias ABIGAIL MANUELA SOUZA PEREIRA			
11	AMANDA PRECIOSA DSOUZA , Father Name:Peter Damian DSouza, Age: 26, Marital Status: ,Gender:Female,Occupation: Advocate, H No 29A -1 Khadpavaddo Cunchelim Mapusa Goa , PAN No.: , as Power Of Attorney Holder for SIMRAN SURESH TEKCHANDANI DIRECTOR OF AADHVAY VENTURES PVT LTD			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kameshwari Divgikar, Age: 37, DOB: , Mobile: 7448272174 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403202, H No 500/27 Hill Side Enclave Filomena Housing Colony Alto Santa Cruz Goa, H No 500/27 Hill Side Enclave Filomena Housing Colony Alto Santa Cruz Goa, Calapor, Tiswadi, NorthGoa, Goa			
2	Name: Porus Adi Doctor, Age: 46, DOB: , Mobile: 7448272174 , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, opposite Xaviers Centre 761 Perin Villa sai Nagar B B Borkar Road Alto Porvorim , opposite Xaviers Centre 761 Perin Villa sai Nagar B B Borkar Road Alto Porvorim , Penha-de-franca, Bardez, NorthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- **2024-BRZ-2398**

Document Serial No:-2024-BRZ-2398

Book :- 1 Document
Registration Number :- BRZ-1-2347-2024
Date : 17-May-2024

Handwritten signature
17/05/2024

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:- 17-May-2024 13:12:06
Date of Receipt: 17-May-2024

Receipt No : 2024-25/9/1128
Serial No. of the Document : 2024-BRZ-2398
Nature of, Document : **Conveyance - 22**
Received the following amounts from **AMANDA PRECIOSA DSOUZA** for Registration of above Document in Book-1 for the year 2024

Registration Fee	2100000	E-Challan(Online fee)	• Challan Number : 202400302230 • CIN Number : CPADSQRED6	2100000
Processing Fee	4160	E-Challan(Online fee)	• Challan Number : 202400302230 • CIN Number : CPADSQRED6	4160
Total Paid	2104160 (Rupees Twenty One Lakhs Four Thousand One Hundred And Sixty only)			

Probable date of issue of Registered Document: /

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 :

Amanda D'souza
A'souza

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 **17-May-2024**

Signature of the person receiving the Document



Signature of the Sub-Registrar
17/05/2024

Signature of the Presenter
D'souza

Signature of the Sub-Registrar
28/05/2024