

(Rupee Seventeen Lacs Ninety Eight thousand two hundred and ...)

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

  
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/18/2006-RD(PART-III)

भारत 31623 NON JUDICIAL गीत  
177299 AUG 09 2017



11:35

Rs. 1798500/- PB6618

INDIA STAMP DUTY GOA

Name of Purchaser OLALIAN ESTATE PVT LTD

(M)

3381/2017  
10/08/17



DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Goa,

On this 09<sup>th</sup> day of the month of AUGUST and year 2017;

 witness  
  
  


## BETWEEN:

**(1) MS. JENNIFER-JANE ANTONIA LIZ GOMES**, d/o Late Capt.

Aloysius Stanislaus Gomes and Late Olivia Gomes, 58 years old, unmarried, Landlady, having PAN Card No.ACNPG1255A Indian National, resident of TIV-DAN, H.NO. 399, Danua, Tivim, Bardez Goa

**(2) MRS. HENRIKA LETICIA D'SOUZA ALIAS MRS. HENRIKA LETICIA**

**ASUSENA GOMES**, d/o Late Capt. Aloysius Stanislaus Gomes and Late Olivia Gomes, 54 years old, Married, Service, Indian National, having PAN Card No. ADXPD7296F, residents B-402, Neelamber cooperative Housing Society, Sherly Rajan Road, Bandra (West),

Mumbai, 400050 **(3) MR. STANLEY JOSEPH D'SOUZA**, son of Late Mr.

Joseph D'Souza, 59 years old, Retired, having Pan Card No.ANQPD6309Q, Indian National, residents B-402, Neelamber Cooperative Housing Society, Sherly Rajan Road, Bandra (West),

Mumbai, 400050, represented herein through duly constituted

Power of Attorney holder **MS. JENNIFER-JANE ANTONIA LIZ GOMES**,

d/o Late Capt. Aloysius Stanislaus Gomes and Late Olivia Gomes,

58 years old, unmarried, Landlady, having PAN Card No.ACNPG1255A Indian National, resident of TIV-DAN, H.NO. 399,

Danua, Tivim, Bardez Goa, vide Power of Attorney dated

17/11/2005, executed before Notary Adv. N. J. D Monte on at

Mumbai at Sr. No. 5331/2005, revalidated on 14/03/2015, **(4) MRS.**

**CHERYL-ANNE HEFFERNAN**, alias Cheryl-Anne Maria Gomes, d/o

Late Capt. Aloysius Stanislaus Gomes and Late Olivia Gomes, 52

years of age, Housewife, having Pan Card No. APNPC4773N,

American National, holding Person of Indian Origin Card No.

*Stanley Joseph D'Souza*  
*Cheryl-Anne Maria Gomes*  
*Jennifer-Jane Antonia Liz Gomes*

P0459108, resident of 8700 Pershing Dr., apt # 5111, Playa Del Rey, California, 90293, USA **(5) MR. GREGORY CHARLES HEFFERNAN**, son of Pat Heffernan, 62 years old, Married, Freelancer, having Pan Card No. AHZPH5292H, American National, having holding Person of Indian Origin Card No. P0477699, resident of 8700 Pershing Dr., apt # 5111, Playa Del Rey, California, 90293, USA, hereinafter called the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**

**AND**



**OLALIAN ESTATE PVT LTD**, a duly registered Pvt. Ltd. Company, having Pan Card No. AACCO5330J having their registered office at Unit no. 201, Gera's Imperium I, Patta, Panaji, Goa - 403001, represented herein by its Director Mr. Varun Nagpal, Son of Mr. Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 19.07.2017 (annexed hereto as 'Annexure 1'), hereinafter referred to as the '**VENDEE**' (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.**

*Handwritten signatures in blue ink:*  
 1. A signature with the name "Gregory Charles Heffernan" written above it.  
 2. A signature with the name "Varun Nagpal" written above it.  
 3. A signature with the name "Ajay Chhabra" written above it.

*Handwritten blue ink mark:*  
 A stylized signature or mark consisting of a vertical line with a horizontal bar at the top and a diagonal line extending downwards to the right.

**WHEREAS** there exists a property known as 'Batulem' situated at Ward Igreja Vaddo, of the Parish and Gram Panchayat of Anjuna, Taluka and Sub District of Bardez and District of Goa not described in the Land Registration Office and enrolled in the Revenue Office under No. 46 of 1<sup>st</sup>-inscription of Anjuna bearing old Cadastral Survey No. 812 which comprises of properties bearing New Survey No. 483/4, 483/8, 483/10 & 483/12 which is also confirmed from the Report of an Expert Mr. Dhuri that old cadastral Survey No.812 correspondence to bearing New Survey No. 483/4, 483/8, 483/10 & 483/12.(Hereinafter referred to as the "Said Whole Property")



**AND WHEREAS** during the survey conducted by the survey department the said whole property was allotted new survey numbers namely Survey No. 483/4 admeasuring 750 sq.mts, 483/8 admeasuring 4250 sq.mts, 483/10 admeasuring 600 sq.mts & 483/12 admeasuring 550 sq.mts.

**AND WHEREAS** vide Instrument of Sale and Quittance dated 19/06/1970, Mrs. Elvira Gloria Rosa Fernandes and her husband Mr. Antonio Pedro Fernandes sold Said Whole Property to late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes, mother/mother in law of the Vendors herein above which was duly registered before the Sub-Registrar of Bardez at Mapusa bearing Registration No. 3706 of Book No. 1, Vol. 42 at Pages 266 to 269 dated 24/07/1970.

*Signature of Sub-Registrar*  
*Signature of [Name]*

*Signature of [Name]*



**AND WHEREAS** pursuant to Sale Deed dated 19/06/1970, late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes became the absolute owner in possession of Said Whole Property.

**AND WHEREAS** late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes was married to late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes and through their wedlock had three daughters namely 1). Ms. Jennifer Jane Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'Souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'Souza, 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan.



**AND WHEREAS** Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes expired on 03/02/1997 at Hinduja Hospital, Mumbai without leaving Will or other disposition of her last wish leaving behind her moiety holder Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes along with three children 1). Ms. Jennifer – Jane Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'Souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'Souza, 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan.

*Stanley Joseph D'Souza*

*Gregory Charles Heffernan*

*Cheryl-Anne Heffernan*

*Handwritten initials and a checkmark.*

**AND WHEREAS** pursuant to the death of Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes a Deed of Succession dated 28/09/2006 was executed by Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes, Ms. Jennifer- Jane Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'Souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'Souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan before the office of the Notary Ex-Officio Bardez Goa drawn in the Notary Books of Deeds bearing Registration No. 814 at Pages 2 to 4 affirming that they are the only sole and universal legal heirs and there are no other persons entitled to the estate left by late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes.



**AND WHEREAS** late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes expired on 13/09/2008 leaving behind Will dated 10/10/2006 bearing No. 254 at Pages 33 to 37 in the Notary Book of Wills before the Sub-Registrar and Notary Ex-officio Mapusa, Bardez bequeathing all his rights, title and interest in the Said whole Property in equal shares in favour of all his three daughters 1). Ms. Jennifer Jane Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'Souza alias Henrika Leticia Asusena Gomes

*Stanley Joseph D'Souza*  
*Cheryl-Anne Maria Gomes*  
*Gregory Charles Heffernan*

*Henrika Leticia Asusena Gomes*

*Aluisio Ventura Assumcao Maria Gomes*

3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes as his last wish.

**AND WHEREAS** pursuant to the death of Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes a Deed of Succession dated 04/02/2009 was executed by Ms. Jennifer - Jane Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'Souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'Souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan before the office of the Notary Ex-Officio Bardez Goa drawn in the Notary Books of Deeds bearing Registration No. 824 at Pages 21 to 23 succeeded as sole and universal heirs to the estate left behind by late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes.

**AND WHEREAS** pursuant to Will dated 10/10/2006, Ms. Jennifer Jane Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'Souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'Souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan became the co-owners of the Said Whole Property and their names are also reflected in Form I & XIV of the Occupant's column respectively.

*Stanley Joseph D'Souza*

*Cheryl-Anne Heffernan*

*Gregory Charles Heffernan*

*JL*  
*7/11*

**AND WHEREAS** the VENDEE has approached the VENDORS to purchase a part of the property bearing Survey No. 483/8, admeasuring 3595.4 sq. mts out of the total area of 4250 Sq Mts. described in **Schedule-I** herein below, for a total consideration of **Rs. 3,99,55,000/- (RUPEES THREE CRORE NINETY NINE LAKHS FIFTY FIVE THOUSAND ONLY)** free from all encumbrances, charges, demands whatsoever, which property is described in **Schedule-II** herein below. (Hereinafter Referred to as the "Said Property").

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:**

1. The Vendors hereby agree to sell and the VENDEE agree to purchase the Said Property, admeasuring 3595.4 sq. mts out of the total area of 4250 Sq Mts. described in **Schedule-I** herein below, surveyed under Survey No. 483/8 situated at Anjuna Village which is more particularly described in **Schedule II** herein under.

2. The Vendors do hereby agree to convey, sell, transfer, grant and assign in favour of the VENDEE the 'Said Property admeasuring 3595.4 sq. mts surveyed under Survey No. 483/8, mentioned in SCHEDULE II herein under, upon receipt of consideration of an amount of **Rs. 3,99,55,000/- (RUPEES THREE CRORE NINETY NINE LAKHS FIFTY FIVE THOUSAND ONLY)** which is paid in following manner:

(a) **Rs. 1,15,36,038/- (RUPEES ONE CRORE FIFTEEN LAKHS THIRTY SIX THOUSAND THIRTY-EIGHT ONLY)** after TDS deduction of 20.60% towards the share in the consideration amount in favour of

*[Handwritten signatures and initials]*

**MRS. CHERYL-ANNE HEFFERNAN** alias **MRS. CHERYL – ANNE MARIA GOMES** which is paid vide Demand Draft No. 797786 dated 03/08/2017, Kotak Mahindra Bank, Panaji Branch.

(b) **Rs. 1,43,83,725/- (RUPEES ONE CRORE FORTY THREE LAKHS EIGHTY THREE THOUSAND SEVEN HUNDRED TWENTY FIVE ONLY)** after TDS deduction of 1 % towards the share in the consideration amount in favour of **MRS. HENRIKA LETICIA D'SOUZA** alias **MRS. HENRIKA LETICIA ASUSENA GOMES** which is paid vide Demand Draft No. 976770, dated 05/08/2017, Kotak Mahindra Bank, Panaji Branch.



(c) **Rs. 1,07,88,000/- (RUPEES ONE CRORE SEVEN LAKHS EIGHTY-EIGHT THOUSAND ONLY)** after TDS deduction of 1 % towards the share in the consideration amount in favour of **MS. JENNIFER-JANE ANTONIA LIZ GOMES** which is paid vide Demand Draft No. 797798 dated 03/08/2017, Kotak Mahindra Bank, Panaji Branch. The VENDOR NO. 1 herein, has voluntarily accepted 27.27 % share of the Said Property consideration.

3. The Vendors do hereby admit and acknowledge, and the Vendors as absolute owners do hereby convey, assign, sell and transfer unto and to the use of the VENDEE absolutely free from all encumbrances and defects of whatsoever nature all that Said Property of Anjuna which is more fully described admeasuring 3595.4 sq. mts within the limits of Village Panchayat Schedule herein below.

*Handwritten signatures:*  
 Cheryl-Ann Heffernan  
 Cheryl-Ann Heffernan  
 Cheryl-Ann Heffernan  
 7/1

4. The VENDEE shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Property without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

5. The Vendors has handed over the peaceful, lawful and vacant possession of Said Property to the VENDEE at the time of execution of the present Sale Deed.



6. That the Vendors hereby declare that they are the absolute owners of the Said Property and have full right and absolute authority to convey and transfer the Said Property in favour of the VENDEE.

7. In case if any person claim or claims any right or interest in Said Property, the Vendors shall be responsible to answer their claim and indemnify the VENDEE .

8. That the Vendors have all the powers to sell, transfer, assign their respective Said Property in favour of the VENDEE which are described in Schedule II herein below.

9. And that the Vendors have put the VENDEE in possession of Said Property.

*Signature 1* *Signature 2* *Signature 3* *Signature 4*

*Handwritten notes:* "Said Property" and "7/11" with arrows pointing to the signatures.

10. That prior to this Deed of Sale the Vendors have not entered or executed any Agreement for Sale or create any right or interest with any person/s or Parties for sale of the Said Property.

11. The Vendors have not received any consideration or amount from any Person/s or Parties for sale of the Said Property.

12. That the Title of the Vendors towards Said Property is valid, clean and marketable.



13. That the Vendors declare that no attachment or notices from Government or local authorities or under any Act have been served on the Vendors with respect to the Said Property mentioned hereinabove is subject to any proceedings under any statute or regulations.

14. That there is no stay or Temporary Injunction granted by any Court/Tribunal restraining entering into the Said Property or restraining execution of any work to be carried in the Said Property mentioned in the Schedule II.

15. That the Vendors state and declare that there are no Mundkars, Caretaker in respect of the Said Property and the Said Property is fully in possession of the Vendor.

*Signature 1*  
*Signature 2*  
*Signature 3*

*Handwritten mark*

16. The Vendors have no objection to include the name of the VENDEE or his nominee in the records of rights or in any other records.

17. The entire amount has been paid in the name of the Vendors towards the Said Property and the Vendors have consented for the same.

18. The Vendors hereby declare that the Said Property does not belong to the Schedule Caste and Schedule Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 and circular no.16/04/2011-RD dated 06/06/2011 issued by Govt of Goa.



19. The VENDEE shall ensure that the ancestral cross which is in the Said Property shall be retained and beautified by them.

20. Both the Parties are entitled for specific performance of this Deed.

*Sanjay S. Patil* witnesses.  
*A. K. Patil*  
*S. K. Patil*

*TK*

*—*

**SCHEDULE I**

All that Property known as 'Batulem' situated at Ward Igreja Vaddo, not described in the Land Registration Office but enrolled in the Revenue Office under No. 46 of 1<sup>st</sup> inscription of Anjuna bearing old Cadastral Survey No. 812 of the Parish and Gram Panchayat of Anjuna, Taluka and Sub District of Bardez and District of Goa which now corresponds with the new Survey No. 483/8 admeasuring an area of 4250 sq. mts of Anjuna Village and is bounded as under:

**On the East:** By property bearing Survey No. 484/36

**On the West:** By Property bearing Survey No. 483/3 and 483/7.

**On the North:** By property bearing survey No.483/6

**On the South:** By property bearing Survey No. 483/10,483/11,483/12 and 483/13.



*Handwritten signatures and notes:*  
A large signature on the left, followed by the handwritten text "out going".  
A signature in the middle, and another signature on the right.



**SCHEDULE II**

All that Property known as 'Batulem' situated at Ward Igreja Vaddo, not described in the Land Registration Office and enrolled in the Revenue Office under No. 46 of 1<sup>st</sup> inscription of Anjuna bearing old Cadastral Survey No. 812 of the Parish and Gram Panchayat of Anjuna, Taluka and Sub District of Bardez and District of Goa which now corresponds with the new Survey No. of the Parish and Gram Panchayat of Anjuna, Taluka and Sub District of Bardez and District of Goa, which now corresponds with the new Survey No. 483/8, admeasuring an area of 3595.4 sq. mts. out of the total area as described at Schedule I, of Anjuna Village and is bounded as under more particularly shown in the plan annexed to this Deed of Sale as Annexure II:

**On the East:** By the part of property bearing Survey No. 484/36

**On the West:** By Property bearing Survey No. 483/1, 483/7 and 483/1-B.

**On the North:** By the Northern part of the property bearing survey No.483/8

**On the South:** By property bearing Survey No. 483/10,483/11,483/12 and 483/13.

**IN WITNESS WHEREOF** the parties hereto have hereunto signed this Deed on this 09<sup>th</sup> day of AUGUST, 2017 at NAPUSA.

*[Handwritten signatures and initials in blue ink]*

SIGNED AND DELIVERED by the ]

within named Vendor No. 1 ]



*J. Gomes* *J. Gomes*



MS. JENNIFER JANE ANTONIA LIZ GOMES

Left Hand Finger Impressions



Right Hand Finger Impressions



*J. Gomes* *J. Gomes*

*Myra Ch...*

*[Handwritten mark]*

SIGNED AND DELIVERED by the ]  
within named Vendor No. 2 ]



*dsouza. dsouza.*

MRS. HENRIKA LETICIA D'SOUZA  
ALIAS HENRIKA LETICIA ASUSENA GOMES

Left Hand Finger Impressions



Right Hand Finger Impressions



*Henrika Leticia D'Souza*  
*Chy A Susena*  
*By dsouza*



SIGNED AND DELIVERED by the ]  
within named Vendor No. 3 ]



*Handwritten signature in blue ink, appearing to be 'Stanley Joseph D'Souza'.*



MR. STANLEY JOSEPH D'SOUZA THROUGH HIS POA HOLDER MS.  
JENNIFER JANE ANTONIA LIZ GOMES.

Left Hand Finger Impressions



Right Hand Finger Impressions



*Handwritten signatures and notes in blue ink at the bottom of the page.*

SIGNED AND DELIVERED by the ]  
within named Vendor No. 4 ]



*Handwritten signature*

*Handwritten signature*



MRS. CHERYL-ANNE HEFFERNAN  
ALIAS MRS. CHERYL-ANNE MARIA GOMES



Left Hand Finger Impressions



Right Hand Finger Impressions



*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten initials*

SIGNED AND DELIVERED by the ]

within named Vendor No. 5 ]



MR. GREGORY CHARLES HEFFERNAN

Left Hand Finger Impressions



Right Hand Finger Impressions



*Handwritten signatures and notes:*  
- A large signature above the right hand impressions.  
- A signature below it with "9/18/2018" written above.  
- A signature below that with "7/18" written to the right.  
- A signature below that with "7/18" written to the right.

SIGNED AND DELIVERED by the ]

within named VENDEE ]



MR. VARUN NAGPAL, DIRECTOR - OLALIAN ESTATE PRIVATE LIMITED.

Left Hand Finger Impressions



Right Hand Finger Impressions



Witnesses:

1. Krishnaraj Gurus

2. Preemdeep Kankankore



GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records

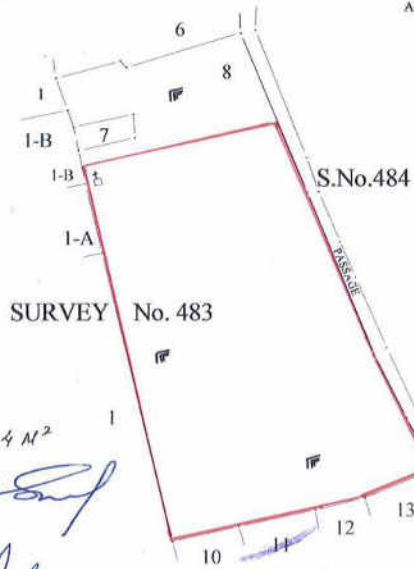
PANAJI-GOA

Inward No. 5574

Plan Showing plots situated at  
 Village : ANJUNA  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 483/ 8  
 Scale : 1:1000



*Anisha Matondkar*  
**Anisha Matondkar**  
 Asst. Survey & Settlement Officer  
 Panaji-Goa



PLOT AREA = 3695.4 M<sup>2</sup>

Generated By: AJAY SAWANT (D'Man Gr.II)  
 On : 18-07-2017

Compared By: Damodar Dabholkar (D'Man Gr.I)



**Office of Sub-Registrar Bardez  
Government of Goa**

Print Date & Time : 10-08-2017 01:30:48 PM

Document Serial Number : 3381

Presented at 12:34:00 PM on 10-08-2017 in the office of the Sub-Registrar ( Bardez ) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1398430.00
2	Processing Fees	580.00
	<b>Total :</b>	<b>1399010.00</b>



Registration Duty Required: 1797975.00 Stamp Duty Paid: 1798500.00

Varun Naggal presenter -

Name	Photo	Thumb Impression	Signature
Varun Naggal, S/o Vijay Kumar Naggal, Married, Indian, age 34 Years, Business, r/o 97/B Manekshaw Road Anupam Garden New Delhi Director of Dhalian Estate Pvt Ltd, having office at Unit no 201, Geras Imperium, 1 Patto Panaji Goa. vide resolution dated 19.7.2017. PAN CARD NO AACC05330J			

**Endorsements**




Executant

1 . Jennifer Jane Antonio Liz Gomes, D/o Late Capt. Aloysius Stanislaus Gomes., UnMarried, Indian, age 58 Years, landlady, r/oht.no 399, Danua, Tivim Bardez Goa. For Self & as POA holder for Vendor no 3 dated 17/11/2005, executed before Adv Notary N.J.D Monte at Mumbai at Sr. no 5331/2005, revalidated on 14.3.2015.




Photo	Thumb Impression	Signature

2 . Henrika Leticia D'souza @ Henrika Leticia Asusena Gomes, D/o Late Capt. Aloysius S. Gomes,

Married, Indian, age 54 Years, Service, r/o B-402, Neelamber Co-op. Hsg Sty., Shery Rajan road, Bandra (W) Mumbai 400050.

Photo	Thumb Impression	Signature
		




3 . Cheryl Anne Heffernan @ Cheryl-Anne Maria Gomes, D/o Late Capt. Aloysius Stainslaus Gomes., Married, American National National of Indian Origin (PIO), age 52 Years, House-Wife, r/o 8700 Pershing Dr. Apt. #5111, Playa Del Rey California. 90293 USA.

Photo	Thumb Impression	Signature
		



4 . Gregory Charles Heffernan, S/o Pat Heffernan, Married, American National National of Indian Origin (PIO), age 64 Years, Freelancer, r/o 8700 Pershing Dr. Apt. #5111, Playa Del Rey California. 90293 USA.

Photo	Thumb Impression	Signature
		

5 . Varun Nagpal, S/o Vijay Kumar Nagpal, Married, Indian, age 34 Years, Business, r/o 97/B Manekshaw Road Anupam Garden New Delhi Director of Olalian Estate Pvt Ltd, having office at Unit no 201, Geras Imperium, 1 Patto Panaji Goa. vide resolution dated 19.7.2017. PAN CARD NO AACCO5330J

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Krishnaraj Gauns, S/o Vassudev Gaus, UnMarried, Indian, age 22 Years, Service, r/o H.no 375, Usgao, Ponda Goa	
2	Premdeep Kankonkar, S/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.no 32, Chimbet Tiswadi Goa	

*[Signature]*  
Sub Registrar

With Permission from the Office of the State Registrar, No Objection certificate no 4/81/2017-Registration/261 dated 09-08-2017, Saka. 18th Sravana 1939.

Scanned By- embusement

Signature- Mutation fees of Rs 2,500/- is

paid vide Challan no 201700592259  
dated 10/09/2017.

Designed and Developed by C-DAC, ACTS, Pune

Doc Sn  
No. 3381

10/8/17  
SUB REGISTRAR  
GARDEZ



Book-1 Document  
Registration Number BRZ-BK1-03388-2017  
CD Number BRZD789 on  
Date 10-08-2017

Sub-Registrar, Bardez

**SUB-REGISTRAR  
BARDEZ**

Scanned By: *Ashwaj*

Signature: *Kalbar*



Designed and Developed by C-DAC, ACTS, Pune



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR TALUKA BARDEZ  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 10/Aug/2017 01:31 PM

Date of Receipt: 10/Aug/2017

Receipt No: 2234

Serial No. of the Document: 3381

Nature of Document: Sale

Received the following amounts from Sri Varun Nagpal for Registration of above Document in Book-1 for the year 2017

Rs.Ps

Registration Fee	1398430.00
Processing Fees	580.00
<b>Total :</b>	<b>1399010.00</b>

Amount in words: Rupees Thirteen Lakh Ninety Nine Thousand Ten 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: Prishnora Gaun

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 / /

Signature of the person receiving the Document

Signature of the Sub-Registrar