

(Rupees Ten Lakhs Only)

Phone No: 8888610538  
Sold To/Issued To:  
Olalian Estate Pvt L  
For Vhon/ID Proof:  
Pancard



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₹ 1000000/-  
Other  
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For CITIZEN CREDIT  
CO-OP BANK LTD

*eemander*  
Authorized Signatory

Name of Purchaser OLALIAN ESTATE PVT LTD



2021-BR2-3884

20/10/2021

DEED OF SALE

*[Handwritten Signature]*

(POA holder for  
all the Vendors  
and Confirming  
Party)

OLALIAN ESTATE PVT LTD

*[Handwritten Signature]*  
Authorized Signatory

(Rupees Ten Lakhs Only)

Phone No: 9889610536  
Sold To/Issued To:  
Olalian Estate Pvt L  
For Photo/ID Proof:  
Pancard



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₹ 1000000/-  
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3815348 06/02/08/2021-RC1

For CITIZENCOOP BANK LTD

*emendes*  
Authorized Signatory

Name of Purchaser OLALIAN ESTATE PVT LTD



**DEED OF SALE**

*emendes*

Holder for all  
the Vendors and  
confering party)

OLALIAN ESTATE PVT LTD

*Pursh*

Authorized Signatory

(Rupees Ten Lakhs Only)

Phone No: 8889810535  
Sold To/Issued To:  
Olalian Estate Pvt L  
For Whom/ID Proof:  
Pancard



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₹ 1000000/-  
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30163451832847747779-00000841  
3016345 30/03/06/2021-R01

For CITIZEN CREDIT™  
CO-OP BANK LTD  
*emmanuel*  
Authorized Signatory

Name of Purchaser OLALIAN ESTATE PVT LTD



**DEED OF SALE**

*Emmanuel*  
C POA holder for all  
the vendors and  
confering party)

OLALIAN ESTATE PVT LTD  
*Prakash*  
Authorized Signatory

(Rupee One Lakh Forty Five thousand Only)

Phone No: 8888810638  
Sold To/Issued To:  
Olalian Estate Pvt L  
For Khon/ID Proof:  
Pancard



SEP-20-2021 14:49:06  
₹ 0145000/-  
38163481632847778212-00000842  
3816348 08/02/06/2021-RBI

For CITIZEN CREDIT  
CO-OP BANK LTD  
*eemondas*  
Authorized Signatory

Name of Purchaser OLALIAN ESTATE PVT LTD



### DEED OF SALE

**THIS DEED OF SALE** is made at Mapusa, Taluka, Bardez  
Goa, on this 8<sup>th</sup> day of the month of October of the year Two  
Thousand and Twenty One. **(08/10/2021)**.

*[Signature]*  
(POA holder for all  
the Vendors and  
Conveying Party)

OLALIAN ESTATE PVT LTD  
*[Signature]*  
Authorized Signatory

**BETWEEN**

**1. MR. CHRISTOPHER DE SOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 65 Years of age, unmarried, business, U.S. National, Overseas Citizen of India Certificate No. A852637, holding PAN Card No. [REDACTED] resident of 1132, Lillick Drive Sunnyvale, CA-94087, USA, represented herein through his brother, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 68 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 01/06/2021, which is verified, by the Vice Consul, Consulate General of India, at San Francisco, USA, duly notarized before Sunita Singh, Notary Public-California Santa Clara County Commission# 2340838, and thereafter adjudicated at the Office of Additional Collector-I of North Goa District, Panaji-Goa, bearing receipt No.2022, dated 15/07/2021.



*Lawrence*  
 (Holder for all  
 the vendors and  
 conferring party)

**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
 Authorized Signatory

**2(A) MRS. MARGARET ANN NEIMETZ** alias **MRS. MARGARET ANN DE SOUZA LAWRENCE EP NEIMETZ**, daughter of Mr. Patrick De Souza Lawrence, 59 years of age, married, business, Overseas Citizen of India Certificate No. A1939323, holding French Passport No. 16CY44734, PAN Card No. [REDACTED] residing at 240 East 47<sup>th</sup> Apt # 17 B, New York, NY 10017 USA, <sup>french National</sup> represented herein through her brother, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, which is verified at the Consulate General of India, New York, USA, bearing No. USANC 0471121, duly notarized before Robert Shenkman, Notary Public, State of New York, vide No. 02SH3630975, and thereafter adjudicated at the Office of Additional Collector-I of North Goa District, Panaji-Goa, bearing receipt No.2023, dated 15/07/2021 and her husband;

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LAL



*[Signature]*  
CPOA holder for  
all the vendors  
and confirming party

**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
Authorized Signatory

**2 (B) MR. JEAN MARC NEIMETZ alias MR. JEAN MARC** ✓

**RAYMOND SIMON NEIMETZ**, son of Mr. Gerard Neimetz, 55 years of age, married, business, Overseas Citizen of India

Certificate No. A2011440 holding French Passport No. 14AC618266, PAN Card No. [REDACTED] residing at 240

East 47<sup>th</sup> Apt # 17 B, New York, NY 10017 USA, represented

herein through his brother-in-law, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son

of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED]

and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church,

Bandra West, Mumbai, Maharashtra, 400050, which is verified at the Consulate General of India, New York, USA,

bearing No. USANC 0471121, duly notarized before Robert Shenkman, Notary Public, State of New York, vide No.

02SH3630975, and thereafter adjudicated at the Office of Additional Collector-I of North Goa District, Panaji-Goa,

bearing receipt No. 2023, dated 15/07/2021.

**3. MR. EDWIN DSOUZA alias EDWIN DOMINICK D'SOUZA,** ✓

son of Mr. Victor Gregory D'Souza, widower, 74 years of age,

*Lawrence*  
 (POA holder for all the vendors and Conveyancing Party)

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
 Authorized Signatory

*P. 17*  
*add*



retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of Preet Apartments, B-203, 36 Mumbai Pune Road, Next to Bajaj Brand View, Wakadewadi, VTC ,Pune City, Sub-District Pune city, State Maharashtra, 411003, represented herein through his brother-in-law, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 28/06/2021, duly notarized before, S.M.N Naqvi, Notary , Government of India, Mumbai & Thane Dist., under serial No.178, at page No.16.and registered under No.3054.

**4(A) MR.COLIN D'SOUZA alias COLIN NIALL VICTOR D'SOUZA**, son of Mr. Edwin D'Souza, 39 years of age, married, service, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No [REDACTED], resident of B/203, Preet Apartments, 36, Mumbai Pune Road, Wakdewadi Pune City Khadi, Pune Maharashtra-411003,

*Lawrence*  
(POA holder for  
all the Vendors  
and the Conforming  
Party)

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory



represented herein through his Maternal Uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, vide Power of Attorney dated 28/06/2021, duly notarized before, S.M.N Naqvi, Notary, Government of India, Mumbai & Thane Dist., under serial No.182, at page No.16 and registered under No.3054, and his wife;

**4(B) MRS. EVETTE D'CUNHA alias MRS. EVETTE VICTOR D'CUNHA alias EVETTE VICTOR D'SOUZA** daughter of Mr. Victor Santan Dcunha, 39 years of age, married, service, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] resident of A-4/6, Salunke Vihar Society, Salunke Vihar Road, AWCHS Salunke Vihar, Kondhwa, Pune City, Pune City, Pune, Srpf, Maharashtra, 411022, represented herein through her Maternal Uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza

OLALIAN ESTATE PVT LTD

*[Signature]*  
Authorized Signatory

*[Signature]*  
(POA holder for  
all the vendors  
and Company  
party)

Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 28/06/2021, duly notarized before, S.M.N Naqvi, Notary, Government of India, Mumbai & Thane Dist., under serial No.182, at page No.16. and registered under No.3054.

**5. MS. DONNA LIANE DSOUZA**, daughter of Mr. Edwin D'Souza, 37 years of age, unmarried, employed, Indian National holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of Preet Apartments, B-203, 36 Mumbai Pune Road, Next to Bajaj Brand View, Wakadewadi, VTC, Pune City, Sub-District Pune city, State Maharashtra, 411003, represented herein through her Uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West,

OLALIAN ESTATE PVT LTD

*[Signature]*  
Authorized Signatory

*[Signature]*  
(POA holder for all  
the vendors  
and Conforming  
Party)

Mumbai, Maharashtra, 400050, vide Power of Attorney dated 28/06/2021, duly notarized before, S.M.N Naqvi, Notary, Government of India, Mumbai & Thane Dist., under serial No.181, at page No.16.and registered under No.3054.

**6(A) MRS.SHARON D'SOUZA alias MRS. SHARON ROSE D'SOUZA**, daughter of Mr. Edwin D'Souza, 34 years Indian National, married, service, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of Preet Apartments, B-203, 36 Mumbai Pune Road, Next to Bajaj Brand View, Wakadewadi, VTC ,Pune City, Sub-District Pune city , State Maharashtra , 411003, represented herein through her uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No [REDACTED] resident of 21, Green Park, 11 St.Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 28/06/2021, duly notarized before, S.M.N Naqvi, Notary, Government of India, Mumbai & Thane Dist., under serial



*Lawrence*

(Po A holder  
for all the vendors  
and conveying party)

**OLALIAN ESTATE PVT LTD**

*[Signature]*

Authorized Signatory

No.177, at page No.16.and registered under No.3054, and her husband;

**6(B) MR.NILESH PRAKASH JADHAV alias MR. NILESH JADHAV**, son of Mr. Prakash Sonu Jadhav, 39 years of age, married, service, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] resident of 3/91, Ashray Co-operative Housing Society, Near Cardinal High School, Vijay Nagar, M.H.B Colony, Mumbai, Maharashtra, 400051, represented herein through his uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PANCard No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 28/06/2021, duly notarized before, S.M.N Naqvi, Notary, Government of India, Mumbai & Thane Dist., under serial No.177, at page No.16.and registered under No.3054.

**7(A) MRS. TANIA TRINDADE alias MRS. TANIA TRINDADE PINTO alias MRS. TANIA MARIA TRINDADE**, daughter of

*(PoA holder for all the vendors and Conveying Party)*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory

Mr. Albert Trindade, 45 years of age, married, homemaker, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], residing at 101, Ashley House, 25/3, Ashok Road, Charles Convent, Cooke Town, Bangalore, North, Fraser Town, Bangalore, Karnataka, 560005, represented herein through her Maternal Uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 29/06/2021, duly notarized before, M.P. Gupta, Notary, Maharashtra, Govt. of India, under serial No.315, and registered under No.5484, and her husband;

**7(B) MR. ALWIN JOHN PINTO**, son of Mr. John Basil Pinto, 46 years of age, married, service, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] residing at 101, Ashley House, 25/3, Ashok Road, Charles Convent, Cooke Town, Bangalore,

*Lawrence*  
C/A holder for all  
the vendors and  
conferencing party

**OLALIAN ESTATE PVT LTD**

*[Signature]*

Authorized Signatory

North, Fraser Town, Bangalore, Karnataka, 560005, and represented herein through his Maternal Uncle, duly constituted Power of Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 29/06/2021, duly notarized before, M.P.Gupta, Notary, Maharashtra, Govt. of India, under serial No.315, and registered under No.5484.

**8. MR. KEVIN TRINDADE alias MR. KEVIN PATRICK TRINDADE**, son of Mr. Albert Trindade, 40 years of age, unmarried, business, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews, Church, Bandra West, Mumbai, Bandra West, Maharashtra, 400050, represented herein through his, Uncle, duly constituted Power of Attorney Holder **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De

*Robert Desouza Lawrence*  
 (Pat holder for all  
 the vendors and  
 Copartnering Party)

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
 Authorized Signatory

Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 29/06/2021, duly notarized before, M.P.Gupta, Notary, Maharashtra, Govt. of India, under serial No.316, and registered under No.5484, 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) of the **FIRST PART**.

**AND**

**OLALIAN ESTATE PVT LTD**, a duly registered company, having Corporate Identity No.U45309GA2017PTC013279, PAN No. [REDACTED] and their registered office at H. No. 325, Khalap Waddo, Canca Goa , North Goa GA 403510 IN, represented herein by its Director **MRS. NEELAM NAGPAL**, wife of Mr. Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, holding PAN Card No. [REDACTED] and resident of 97-B, Manekshaw Road,

*M.P. Gupta*  
(POA holder for the Vendors and Company Party)

**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
Authorized Signatory

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) vide Board of Directors Resolution No. 05/2021-22, dated 27/07/2021, represented herein through her duly constituted Power of Attorney Holder **MR. RALPH FRANCIS MASCARENHAS**, son of Mr. Melwyn Mascarenhas, 31 years of age, Service, Unmarried, Indian National, Holder of PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 03/09/2021, duly notarized before the Notary Public Delhi, Adv. Sanyogita, (Tis Hazari Courts, Delhi) bearing registration No.7517, of the **SECOND PART**.

**AND**

**MRS. VERONICA LOAT** alias **VERONICA LAWRENCE LOAT**, daughter of Mr. Patrick De Souza Lawrence, aged 65 years, married, Service, Canadian National, person of Indian Origin holding OCI Card No.A2463439, having PAN Card bearing No. [REDACTED] residing at 780, Eden Place, West

*(Power holder for all Vendors and Confirming Party)*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory



Vancouver, BC V7T1R9, Canada, represented herein through her brother, duly constituted Power of Attorney Holder **MR. ROBERT DESOUZA LAWRENCE**, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED], resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 26/12/2013, duly notarized before, Charan Singh, Notary, Maharashtra, Govt. of India, and registered under No.10418, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, successors, legal representatives, administrators, executors and permitted assigns) of the **THIRD PART**.

**AND WHEREAS** there exist a Larger Property admeasuring an area of 7550 sq. mts. known as "Badem", also known as "Sutarem Grande", situated at Village Assagao, within the jurisdiction of Village Panchayat of Assagao, Taluka and Sub-District of Bardez, District North Goa, State of Goa, having

*Lawrence*  
 (POA for all the  
 Vendors and  
 Confirming Party)

**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
 Authorized Signatory


old cadastral Survey No. 362 and which property is neither found to be described in the Land Registration Office of Bardez, nor found to be enrolled in the Taluka Land Revenue Office, and which property is presently surveyed under Survey No. 77 Sub-Division No. 3 (Survey No. 77/3) of Village Assagao, and the said property is bounded as follows:

North: By property bearing survey No. 77/2 of Village Assagao.

South: By road of village Assagao.


East: By Property bearing survey No. 78/1 of village Assagao.

West: By road of village Assagao.



Hereinafter to as the **"SAID LARGER PROPERTY"** more particularly described in the **SCHEDULE I** herein below written; and for better clearness is delineated on the Plan annexed herewith, and the boundary lines of which are marked in red colour lines thereon, and shall form an integral part of this present Deed.

**AND WHEREAS** out of the Said Larger Property which is more particularly described in **SCHEDULE I** herein above, there exist a distinct and independent plot, admeasuring 5025 sq. mts. forming part of the larger property named "Badem" also

  
(POT holder for all  
the vendors and  
Confirming party)

OLALIAN ESTATE PVT LTD  
  
Attorney-at-Law

known as "Sutarema Grande", situated at Village Assagao, within the jurisdiction of Village Panchayat of Assagao, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 77 Sub-Division No. 3, Survey no.77/3 of Village Assagao, and this plot shall hereinafter be referred to as the '**SAID PLOT A**', and more particularly described under **SCHEDULE II** herein below and marked in red in the sketch annexed hereto.

**AND WHEREAS** the "SAID LARGER PROPERTY" originally belonged to Mr. Francisco Antonio Castano Jose De Souza.

**AND WHEREAS** "SAID LARGER PROPERTY" came to be purchased by Mr. Lourenco Caetano de Souza alias Mr. Lourenco Caitan Remigio Luis Jose D'Souza from Mr. Francisco Antonio Castano Jose De Souza vide Sale Deed dated 08/02/1923, drawn up at Folios 50 overleaf to folios 52 overleaf of Book No.324, before Jose Joaquim Filipe Pinto de Menezes, Notary Public of records (notas), in the town of Mapusa.



*[Handwritten signature]*  
 (10A holder of all  
 the venkas and  
 Conforming party)


**OLALIAN ESTATE PVT LTD**

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**AND WHEREAS** Pursuant to the Deed of Sale dated 08/02/1923, Mr. Lourenco Caetano De Souza alias Mr. Lourenco Caitan Remigio Luis Jose D'Souza married to Mrs. Ethelvina De Souza alias Presentacao Ethelvina Rodrigues e Souza, alias Mrs. Estrelina Rodrigues e Souza, became exclusive owner in possession of the said larger property.

**AND WHEREAS,** the said Mr. Lourenco Caetano De Souza alias Mr. Lourenco Caitan Remigio Luis Jose D'Souza, expired at Santacruz, Mumbai, on 31/03/1943, without any will or other dispositions of his last wish, leaving behind his widow as half sharer and moiety holder Mrs. Ethelvina De Souza alias Presentacao Ethelvina Rodrigues e Souza, alias Mrs. Estrelina Rodrigues e Souza.

**AND WHEREAS** the name of the said Mrs. Ethelvina De Souza alias Presentacao Ethelvina Rodrigues e Souza, alias Mrs. Estrelina Rodrigues e Souza, widow of Mr. Lourenco Caetano De Souza alias Mr. Lourenco Caitan Remigio Luis Jose D'Souza is duly found to be recorded/confirmed in the

  
 C POA holder for  
 all the vendors  
 and conveying party)

**OLALIAN ESTATE PVT LTD**

  
 Authorized Signatory

Registo do Agrimensor bearing Provisional No. 362 of Assagao Village.

**AND WHEREAS** upon the death of Mr. Lourenco Caetano de Souza alias Mr. Lourenco Caitan Remigio Luis Jose D'Souza and Mrs. Ethelvina De Souza alias Presentacao Ethelvina Rodrigues e Souza, alias Mrs. Rodrigues e Souza, Inventory Proceedings bearing No. 92/2015/F came to be initiated by Mr. Robert De Souza Lawrence, before the Civil Judge Junior Division 'F' at Mapusa.



**AND WHEREAS** the "SAID LARGER PROPERTY" came to be enlisted as Item No.1 in the Final List of Assets in the Inventory Proceedings bearing No.92/2015/F.

**AND WHEREAS** the "SAID LARGER PROPERTY" came to be allotted to 1) Mrs. Rosemary Trindade Rose alias Mrs. Rosemary Albert Trindade married to Mr. Albert Trindade, (2) Mrs. Joan D'Souza alias Joan De Souza Lawrence alias Joan Edwin D'Souza, married to Mr. Edwin D'Souza, (3) Mr. Chirstopher De Souza Lawrence, and (4) Mrs Margaret Ann

*Lawrence*  
 (POA holder for  
 all the vendors  
 and the Conjoint  
 Party)

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*[Signature]*  
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Neimetz married to Jean Marc Neimetz, as per the Final Chart of Partition dated 28/08/2015 in the Inventory Proceedings bearing No. 92/2015/F.

**AND WHEREAS** on the basis of the Inventory Proceedings bearing No.92/2015/F, Mrs. Rosemary Trindade Rose alias Mrs. Rosemary Albert Trindade, Mrs. Joan D'Souza alias Joan De Souza Lawrence alias Joan Edwin D'Souza, Mr. Christopher De Souza and Mrs. Margaret Ann Neimetz have received 1/4<sup>th</sup> undivided right in the "SAID LARGER PROPERTY".

**AND WHEREAS** vide its order and decree dated 31/08/2015 passed by the Civil Court Junior Division at Mapusa, in Inventory Proceedings bearing No. 92/2015/F, was pleased to confirm and made absolute the Final Chart of Allotment in favour of Mrs. Rosemary Trindade Rose alias Mrs. Rosemary Albert Trindade, Mrs. Joan D'Souza alias Joan De Souza Lawrence alias Joan Edwin D'Souza, Mr. Christopher De Souza and Mrs. Margaret Ann Neimetz.



*Dayanand*  
 (PoA holder for all  
 the vendors and  
 accompanying party)

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
 Authorized Signatory

**AND WHEREAS** on the basis of said order dated 31/08/2015, in the Inventory Proceedings bearing No.92/2015/F, said Mrs. Rosemary Trindade Rose alias Mrs. Rosemary Albert Trindade, Mrs. Joan D'Souza alias Joan De Souza Lawrence alias Joan Edwin D'Souza Joan D'Souza, Mr.Chirstopher De Souza and Mrs. Margaret Ann Neimetz got their names duly mutated under Mutation No.54236, in the Survey records of "SAID LARGER PROPERTY".

**AND WHEREAS** said Mrs. Rosemary Trindade Rose alias Mrs. Rosemary Albert Trindade, expired on 24/10/2020 , at B/8, Peace Heaven Society, St. Andrews Road, Bandra (W), Greater Mumbai, Mumbai Suburban, Maharashtra - 400050, and her husband Mr. Albert Ephrem Trindade alias Albert Trindade expired on 27/1/2016 , at B/8, Peace Heaven Society, St. Andrews Road, Bandra(w), Greater Mumbai, Mumbai Suburban, Maharashtra, leaving behind VENDOR Nos. 7 (A) and 8 i.e. MRS. TANIA TRINDADE alias MRS. TANIA TRINDADE PINTO alias MRS.TANIA MARIA TRINDADE,MR. KEVIN TRINDADE alias MR. KEVIN PATRICK TRINDADE, as their sole and universal heirs which is confirmed by

*(Plat holder of all the vendors and Conforming party)*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory

Succession Deed dated 08/07/2021, which came to be executed before in the Judicial Division of Canacona, in the Notarial Office situated at Government Building, First Floor, Canacona, before Shri. Mr. Premanand Dessai, Civil Registrar-cum-Sub Registrar, Canacona of the said Judicial Division.

**AND WHEREAS** said Mrs. Joan D'Souza alias Joan De Souza Lawrence alias Joan Edwin D'Souza expired on 17/01/2019 at B-8 Peace Haven, St Andrews Road, Chand Terrace, Next to Holy Family Hospital, Bandra (W), Greater Mumbai, Mumbai Suburban, Maharashtra 400050 without leaving behind a will or testamentary disposition of her last wishes but leaving behind VENDOR NOS. 3, 4(A), 5, 6(A) i.e. MR. EDWIN DSOUZA alias EDWIN DOMINICK D'SOUZA, MR. COLIN D'SOUZA, MS.DONNA LIANE DSOUZA, and MRS. SHARON D'SOUZA alias SHARON ROSE D'SOUZA as their sole and universal heirs which is confirmed by Succession Deed dated 08/07/2021, in the Judicial Division of Notarial Office situated at Government Building, First Floor,

OLALIAN ESTATE PVT LTD

*[Signature]*  
Authorized Signatory

*[Signature]*  
(POA for all the  
Vendors and Company  
Party)




Canacona, before Shri. Premanand Dessai, Civil Registrar-cum-Sub Registrar, Canacona of the said Judicial Division.

**AND WHEREAS** in light of the above the VENDORS declare that they own and possess in the "SAID LARGER PROPERTY", admeasuring 7550 Square Meters, situated at Assagao Village, and which is described under **SCHEDULE - I**, hereunder written.

**AND WHEREAS** the CONFIRMING PARTY was a part of the said inventory proceedings bearing No. 92/2015/F, that is the CONFIRMING PARTY is the sister/sister in law of VENDOR Nos.1 , 2 (A), 2 (B) & 3, hereinabove mentioned.

**AND WHEREAS** the Confirming Party had an oral agreement with the Vendor to accept a sum of money mutually decided by the Vendors at the time of sale of the said property instead of allotting her share in the "SAID LARGER PROPERTY".

**AND WHEREAS** the said VENDORS have filed an application under Section 49(6) of the Town and Country Planning Act

  
 (POA holder for all  
 the vendors and  
 confirming party)

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before the Town and Country Planning Department for plotting the "SAID LARGER PROPERTY" into two plots i.e., PLOT A admeasuring an area of 5025 square meters and PLOT B admeasuring an area of 2525 square meters.

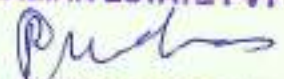
**AND WHEREAS** under section 49(6) of the Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has granted no objection for registration of the Sale Deed in respect to the "SAID PLOT A", vide RefNo: NOC / 49 (6) / 1692/ ASSG/TCP-21/3016, dated 28/07/2021.

**AND WHEREAS** the above named VENDORS declare that they own and possess the "SAID PLOT A", admeasuring 5025 Square Meters, situated at Assagao Village, and which is described under **SCHEDULE - II** hereunder written.

**AND WHEREAS** the above named VENDORS have represented to the PURCHASER herein that the "SAID PLOT A" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not

  
 (POA holder for  
 all the vendors  
 and co-signing party)

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subject matter of any attachments and acquisition by any authority, bank or any financial institutions.

**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 PLOT A".

**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 PLOT A" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOT A".

That the "SAID PLOT A" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever. That no other person/persons herein other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOT A" or have any right, claim or interest over the same or any part thereof and that the VENDORS has absolute right to



*[Signature]*  
 (Plot holder for  
 all the Vendors  
 and the Conveyancing  
 Party)

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*[Signature]*  
 Authorized Signatory

dispose and/or sell the "SAID PLOT A" and/or deal with it in any manner whatsoever.

That there is no legal bar or impediment for this transaction and that the "SAID PLOT A" is free from encumbrances, liens and/or charges.

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 regarding the "SAID PLOT A";

That neither the "SAID PLOT A" 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.

That neither the "SAID PLOT A" 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.



*(Plot holder for all the vendors and Conforming Party)*

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*[Signature]*  
Authorized Signatory

That there are no dues or any other liability outstanding in respect of the "SAID PLOT A".

That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by 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 PLOT A" 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 PLOT A" 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 PLOT A" more particularly described under **SCHEDULE - II** hereunder written, to the PURCHASER.

*[Handwritten Signature]*  
 CPOA holder for the  
 Vendors and Conforming  
 Party)

**OLALIAN ESTATE PVT LTD**  
*[Handwritten Signature]*  
 Authorized Signatory

**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 PLOT A" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOT A" to the PURCHASER for a total price and/or consideration of **Rs. 6,98,87,700- (Rupees Six Crore Ninety Eight Lakhs Eighty Seven Thousand And Seven Hundred Only)**, which is its fair market value.



**AND WHEREAS** now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PLOT A" 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:

*(POA holder for all the vendors and the Conveying party)*

**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
 Authorized Signatory

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

1. That in consideration of payment of **Rs. 6,98,87,700- (Rupees Six Crore Ninety Eight Lakhs Eighty Seven Thousand and Seven Hundred Only)** is paid by the PURCHASER in the manner more particularly stipulated in the **SCHEDULE III** hereunder, which receipt of entire consideration, the VENDORS and CONFIRMING PARTY do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the "SAID PLOT A" which property is more particularly described in **SCHEDULE II** 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 and appurtenances whatsoever to the "SAID PLOT A" 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 PLOT A" hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the

  
 (Plot holder for all  
 the vendors and  
 confirming party)

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use of the PURCHASER 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 PLOT A" hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the "SAID PLOT" A by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the "SAID PLOT A" 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 PLOT A" 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 PLOT A" or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the "SAID PLOT A" 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



*(Plot holder for all the vendors and Conforming party)*


**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
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law in respect of the "SAID PLOT A" and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the "SAID PLOT A". The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the "SAID PLOT A" by any authority or government department.

3. The possession of the "SAID PLOT A" 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 PLOT A" mentioned in Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the "SAID PLOT A" 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 to the "SAID PLOT A" 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

  
(PoA holder for all  
the vendors and  
confering party)


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Authorized Signatory

PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS and the CONFIRMING PARTY hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the "SAID PLOT A" by way of easements, prescription and/or any other proprietary rights of whatsoever nature on an 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 VENDOR do hereby assure the PURCHASER that the "SAID PLOT A" hereby sold by the VENDORS is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said property 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 PLOT A" hereby sold without any hindrance, claim, interruption or demand whatsoever from


  
 (Plot holder  
 for all the vendors  
 and the confirming party)

OLALIAN ESTATE PVT LTD  
  
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the VENDORS CONFIRMING PARTY or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the "SAID PLOT A" or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

9. That in case of increase in area of the said property if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, CONFIRMING PARTY or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

  
 (POA holder for all  
 the vendors and  
 Confirming Party)

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10. The VENDORS, CONFIRMING PARTY and the PURCHASER hereby declare that the "SAID PLOT A" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The said Scheduled property is non-agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of Civil Registrar-cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.

12. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 31,45,000 /-** (**Rupees Thirty One Lakhs Forty Five Thousand Only**) has been affixed herewith.



COA holder for all  
the vendors and  
confirming party)

OLALIAN ESTATE PVT LTD



Authorized Signatory

**SCHEDULE I****(Discription of said larger property)**


All that landed property known as "Badem" also known as "Sutarema Grande", situated at village Assagao within the limits of village Panchayat of Assagao, Taluka and Sub-District of North Goa, having old cadastral no,362 and the said property is not described in the Land Registration Office, nor enrolled in the Taluka Revenue Office and the larger property is presently surveyed in the Record of Rights under Survey No. 77/3 of Village Assagao admeasuring an area of 7550 square meters and the said property is bounded as follows:

**North:** By property bearing survey No.77/2 of Village Assagao.

**South:** By road of village Assagao.

**East:** By Property bearing survey No.78/1 of village Assagao.

**West:** By road of village Assagao.

  
 (POA holder for all  
 the vendors and  
 Conforming Party)

**OLALIAN ESTATE PVT LTD**

  
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**SCHEDULE II****(Description of the Plot to be sold "SAID PLOT A")**

ALL THAT PLOT "A" of the land admeasuring 5025 sq. mts. which forms an exclusive and independent part of the SAID LARGER PROPERTY described in Schedule I named "Badem" also known as "Sutarem Grande", situated at Village Assagao, within the jurisdiction of Village Panchayat of Assagao, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 77 Sub-Division No. 3 (Survey No. 77/3) of Village Assagao and is bounded as under: -

**North:** By Part of the same property bearing Survey No.77/3.

**South:** By Public Road.

**East:** By Property bearing Survey No.78/1.

**West:** By Public Road.

**IN WITNESS WHEREOF** the Parties hereto have hereunto signed this Deed on this 20<sup>th</sup> day of Month October, 2021 at Mapusa.

*Lawrence*  
(POA holder for all the vendors and confirming party)

**OLALIAN ESTATE PVT LTD**  
*[Signature]*  
Authorized Signatory

**Schedule III**

(Consideration)

Rs. 6,98,87,700/- (Rupees Six Crores Ninety-Eight Lakhs Eighty Seven Thousand and Seven Hundred)

Paid to Vendors in the following manner hereinunder:

Sr. No.	NAME	Nationality	Total Amount	TDS %	TDS	Final Amount
1	Christopher DeSouza Lawrence	American	1,30,00,000	23.92%	31,09,600	98,90,400
2(a)	Margaret Ann Lawrence Neimetz	French	71,67,000	23.92%	17,14,346	54,52,654
2(b)	Jean Marc Neimetz	French	71,67,000	23.92%	17,14,346	54,52,654
3	Edwin D'souza	Indian	91,32,700	1.00%	91,327	90,41,373
4(a)	Colin D'Souza	Indian	14,59,000	1.00%	14,590	14,44,410
4(b)	Evette D'Cunha	Indian	14,59,000	1.00%	14,590	14,44,410
5.	Donna D'Souza	Indian	29,17,000	1.00%	29,170	28,87,830
6(a)	Sharon D'Souza	Indian	14,59,000	1.00%	14,590	14,44,410
6(b)	Nilesh Jadhav	Indian	14,59,000	1.00%	14,590	14,44,410
7(a)	Tania Trindade Pinto	Indian	29,17,000	1.00%	29,170	28,87,830
7(b)	Alwin Pinto	Indian	29,17,000	1.00%	29,170	28,87,830
8.	Kevin Trindade	Indian	58,34,000	1.00%	58,340	57,75,660
	Veronica Loat (Confirming party)	Canadian	1,30,00,000	23.92%	31,09,600	98,90,400
			<b>6,98,87,700</b>		<b>99,43,429</b>	<b>5,99,44,271</b>

*(POA holder for all the vendors and confirming party)*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory

**SIGNED AND DELIVERED**  
By within name  
The **VENDOR NO.1 MR. CHRISTOPHER DE SOUZA LAWRENCE,**  
through his,  
**Power of Attorney Holder MR.ROBERT DESOUZA LAWRENCE**



*Robert Desouza Lawrence*

Left Hand Finger Impressions      Right Hand Finger Impressions



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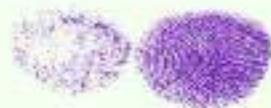
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*Lawrence*

*(PoA holder for all the vendors and Company party)*

**OLALIAN ESTATE PVT LTD**

*Authorized Signatory*

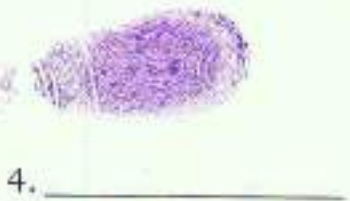


**SIGNED AND DELIVERED**  
 By within name  
 The **VENDOR NO. 2(A) &**  
**MRS. MARGARET ANN NEIMETZ**  
**VENDOR NO. 2(B)MR.JEAN**  
**MARC NEIMETZ**  
 Represented through  
 Their Power of Attorney Holder  
**MR.ROBERT DE SOUZA**  
**LAWRENCE**



*Robert De Souza Lawrence*

Left Hand Finger Impressions      Right Hand Finger Impressions



*Robert De Souza Lawrence*

*(POA holder for  
 all the vendors  
 and Conferencing Party)*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
 Authorized Signatory

**SIGNED AND DELIVERED**  
By within name  
**The VENDOR NO. 3**  
**MR. EDWIN D'SOUZA**  
Through Power of Attorney  
Holder **MR. ROBERT DESOUZA**  
**LAWRENCE**



*Robert Desouza Lawrence*

Left Hand Finger Impressions      Right Hand Finger Impressions



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2. \_\_\_\_\_



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3. \_\_\_\_\_



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4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_

*Robert Desouza Lawrence*

*(POA holder for  
all the vendors  
and conveying party)*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory



**SIGNED AND DELIVERED**

By within name

The VENDOR NO. 4(A)

MR. COLIN D'SOUZA) &

The VENDOR NO. 4(B)

MRS. EVETTE D'CUNHA

Through their,

Power of Attorney Holder

MR. ROBERT DESOUZA

LAWRENCE



*Handwritten signature of Mr. Robert Desouza Lawrence*

Left Hand Finger Impressions      Right Hand Finger Impressions



*Handwritten signature of Mr. Robert Desouza Lawrence*

(PoA holder for all the vendors and confirming party)

**OLALIAN ESTATE PVT LTD**











*Handwritten signature of Authorized Signatory*  
Authorized Signatory

**SIGNED AND DELIVERED**  
By within name  
The **VENDOR NO.5**  
**MS.DONNA LIANE DSOUZA,**  
Through her  
Power of Attorney Holder  
**MR. ROBERT DESOUZA**  
**LAWRENCE**



*Robert Desouza Lawrence*

Left Hand Finger Impressions      Right Hand Finger Impressions

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| 4.  | 4.  |
| 5.  | 5.  |



*Robert Desouza Lawrence*

*(POA holder for all the Vendor and Conforming party)*

**OLALIAN ESTATE PVT LTD**  
*Authorized Signatory*

**SIGNED AND DELIVERED**

By within name  
The VENDOR NO. 6(A)  
MRS.SHARON D'SOUZA &  
The VENDOR NO .6(B)  
MR.NILESH PRAKASH JADHAV  
Through their  
Power of Attorney Holder  
MR. ROBERT DESOUZA  
LAWRENCE



*Robert Desouza Lawrence*

Left Hand Finger Impressions

Right Hand Finger Impressions



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*Robert Desouza Lawrence*

**OLALIAN ESTATE PVT LTD**  
*Robert Desouza Lawrence*  
Authorized Signatory

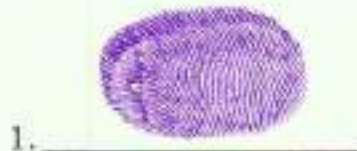
*(PoA holder for the vendors and Company party)*

**SIGNED AND DELIVERED**  
By within name  
The VENDOR NO .7(A)  
MRS. TANIA TRINDADE &  
The VENDOR NO .7(B)  
MR. ALWIN JOHN PINTO  
Through their,  
Power of Attorney Holder  
MR. ROBERT DESOUZA  
LAWRENCE



*Robert Desouza Lawrence*

Left Hand Finger Impressions      Right Hand Finger Impressions



*Robert Desouza Lawrence*

**OLALIAN ESTATE PVT LTD**

*Robert Desouza Lawrence*

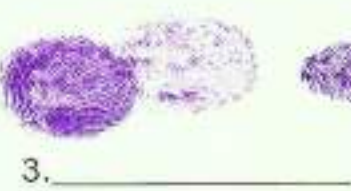
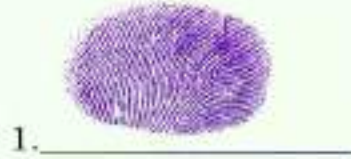
Authorized Signatory

*CPOA holder for all  
the Vendors and  
Concerning Party)*

**SIGNED AND DELIVERED**  
By within name  
The **VENDOR NO .8**  
**MR. KEVIN TRINDADE**  
Through his,  
**Power of Attorney Holder**  
**MR. ROBERT DESOUZA**  
**LAWRENCE**



Left Hand Finger Impressions *Robert Desouza Lawrence* Right Hand Finger Impressions



*Robert Desouza Lawrence*

(POA holder for  
all the vendors  
and Conveyancing party)

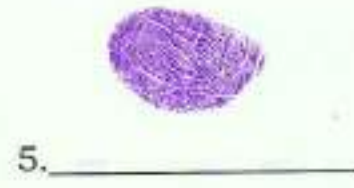
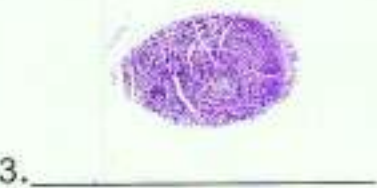
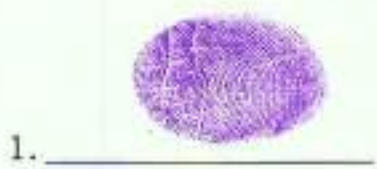
**OLALIAN ESTATE PVT LTD**

*Robert Desouza Lawrence*  
Authorized Signatory

**SIGNED AND DELIVERED**  
By within name  
**OLALIAN ESTATE PVT LTD,**  
**(PURCHASER)**  
Represented by its Director,  
**MRS. NEELAM NAGPAL**  
Through Power of  
Attorney Holder  
**MR. RALPH FRANCIS**  
**MASCARENHAS**



Left Hand Finger Impressions    Right Hand Finger Impressions



*Mrs. Neelam Nagpal*

**OLALIAN ESTATE PVT LTD**

*[Signature]*  
Authorized Signatory

*(POA holder for all the vendors and Conforming Party)*













**SIGNED AND DELIVERED**  
By within name  
**The CONFIRMING PARTY**  
**MRS. VERONICA LOAT**  
Through her  
**Power of Attorney Holder**  
**MR. ROBERT DESOUZA**  
**LAWRENCE**



Left Hand Finger Impressions      Right Hand Finger Impressions

*Robert Desouza Lawrence*

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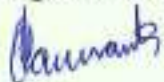

*Robert Desouza Lawrence*

(POA holder for all the vendors and Confirming party)

**OLALIAN ESTATE PVT LTD**

*Robert Desouza Lawrence*  
Authorized Signatory

**WITNESSES:**

1. Name : Satvesh Sawant  
 Father's Name : Sagun Sawant  
 Age : 27  
 Residential Add. : Saligao , Bardez, Goa  
 Signature : 
2. Name : Mrs. Alisha A. Shirodkar  
 Father's Name : Anil Shirodkar  
 Age : 33  
 Residential Add. : H.No.90, Gaunsawaddo, Mapusa, Goa  
 Signature : 





(PoA holder for all  
 the vendors and  
 Concerning party)

**OLALIAN ESTATE PVT LTD**

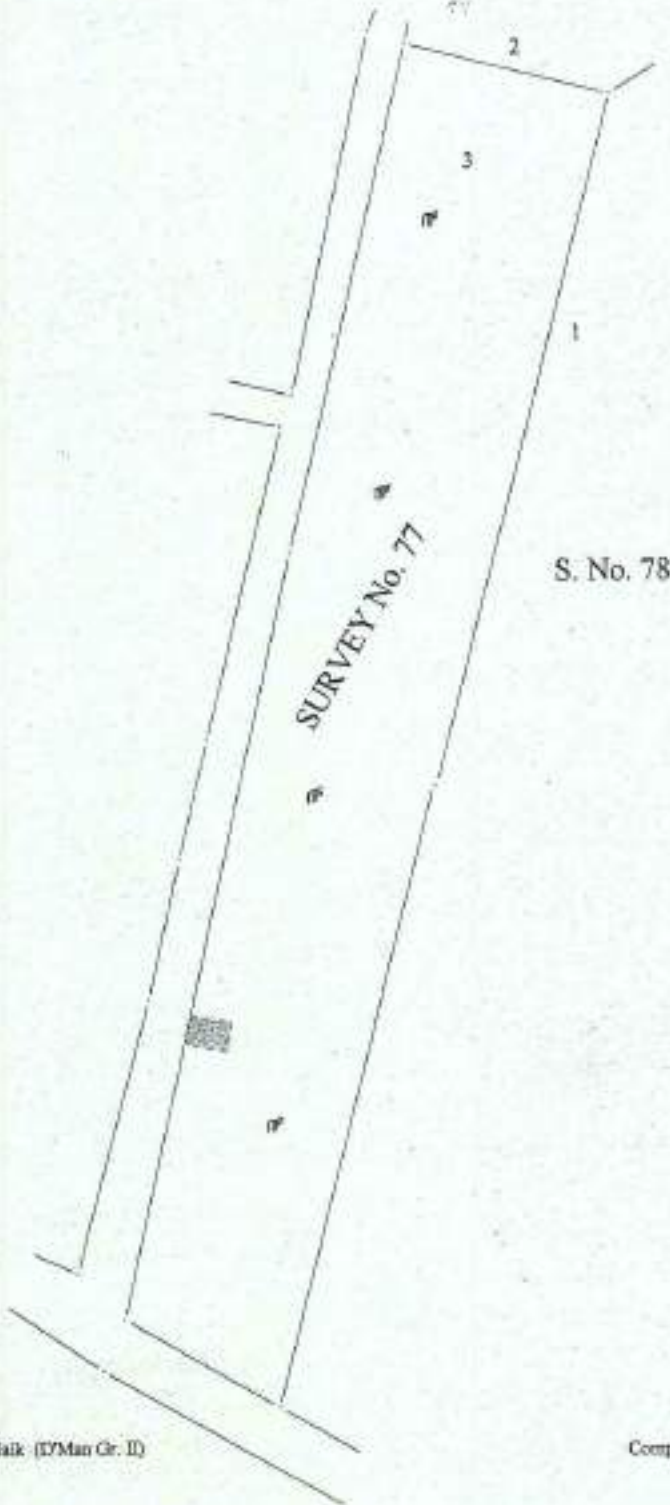
  
 Authorized Signatory



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



Plan Showing plots situated at  
Village : ASSAGAO  
Taluka : BARDEZ  
Survey No./Subdivision No. : 77/ 3  
Scale : 1:1000



Generated By : Mitali Naik (IYMan Gr. II)  
On : 14-07-2021

Computed By: *Bastor*

OLALIAN ESTATE PVT LTD

*[Signature]*

*[Signature]*  
Authorized Signatory



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 20-Oct-2021 12:28:49 pm

Document Serial Number :- 2021-BRZ-3884

Presented at 12:04:52 pm on 20-Oct-2021 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	3145000
2	Registration Fee	2096640
3	Mutation Fees	2500
4	Processing Fee	4180
<b>Total</b>		<b>5248320</b>

Stamp Duty Required :3145000/-
























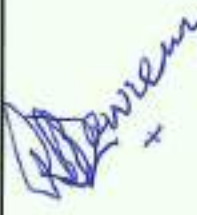
Stamp Duty Paid : 3145000/-










**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Francis Mascarenhas ,Father Name:Melwyn Mascarenhas, Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H No 4-252, Porba Vaddo, Calangute, Bardez, Goa , 403516, Address2 - , PAN No.: [REDACTED]			

**Executer**






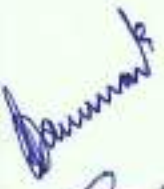
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Robert Desouza Lawrence , Father Name:Patrick Desouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opposite St Andrews Church, Bandra West, Mumbai, Bandra West , Maharashtra, 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Christopher De Souza Lawrence			
2	Robert Desouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church , Bandra West, Mumbai, Bandra West, Maharashtra 400050, PAN No.: [REDACTED] as Power Of Attorney Holder for Margaret Ann Neimetz Alias Margaret Ann De Souza Lawrence Ep Neimetz			
3	Robert Desouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church , Bandra West, Mumbai, Bandra West, Maharashtra 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Jean Marc Neimetz Alias Jean Marc Raymond Simon Neimetz			


Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church Bandra West , Mumbai, Maharashtra , 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Edwin D Souza Alias Edwin Dominick DSouza			
5	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Advocate, 21, Green Park, St Paul Road, Opp St Andrews Church, Bandra West,Mumbai, Bandra West, Maharashtra, 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Evette D Cunha Alias Evette Victor D Cunha Alias Evette Victor Dsouza			
6	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, St Paul Road, Opp St Andrews Church, Bandra West,Mumbai, Bandra West, Maharashtra, 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Colin D Souza Alias Colin Niall Victor DSouza			
7	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, St Paul Road, Opp St Andrews Church, Bandra West, Mumbai, Bandra West, Maharashtra, 400050, PAN No.: [REDACTED] as Power Of Attorney Holder for Donna Liane D Souza			
8	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road , Opp St Andrews Church, Bandra West , Mumbai, Bandra West , Maharashtra , 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Sharon D Souza Alias Sharon Rose D Souza			
9	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road , Opp St Andrews Church, Bandra West , Mumbai, Bandra West , Maharashtra , 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Nilesh Prakash Jadhav Alias Nilesh Jadhav			
10	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 Stv Paul , Opp St Andrews Church, Bandra West, Mumbai, Bandra West, Maharashtra, 400050, PAN No.: [REDACTED] as Power Of Attorney Holder for Alwin John Pinto			
11	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 Stv Paul , Opp St Andrews Church, Bandra West, Mumbai, Bandra West, Maharashtra, 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tania Trindade Alias Tania Trindade Pinto Alias Tania Maria Trindade			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church , Bandra West, Mumbai, Bandra West, Maharashtra , 400050, PAN No.: [REDACTED] as Power Of Attorney Holder for Kevin Trindade Alias Kevin Patrick Trindade			
13	Ralph Francis Mascarenhas , Father Name:Melwyn Mascarenhas, Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, H No 4-252, Porba Vaddo, Calangute, Bardez, Goa , 403516, PAN No.: [REDACTED] as Power Of Attorney Holder for Neelam Nagpal Director Of Olalian Estate Pvt Ltd			
14	Robert DeSouza Lawrence , Father Name:Patrick DeSouza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church, Bandra West, Mumbai, Bandra West, Maharashtra , 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Veronica Loat Alias Veronica Lawrence Loat			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Alisha Anil Shirodkar, Age: 33, DOB: , Mobile: 8806401247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, H No 90, H No 90, Gaunsawaddo, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Satvesh Sawant, Age: 27, DOB: , Mobile: 9511859429 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403511, H.No 7/70-A Arraraim Salmona Saligao, H.No 7/70-A Arraraim Salmona Saligao, Saligao, Bardez, NorthGoa, Goa			

  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2021-BRZ-3884

Book :- 1 Document

Registration Number :- **BRZ-1-3773-2021**

Date : 20-Oct-2021



*Polanskar*  
*20/10/2021*

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

**SUB-REGISTRAR**  
**BARDEZ**

*ARI*

# 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:- 20-Oct-2021 12:32:05

Date of Receipt: 20-Oct-2021

Receipt No : 2021-22/9/2398

Serial No. of the Document : 2021-BRZ-3884

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

Received the following amounts from **Ralph Francis Mascarenhas** for Registration of above Document in Book-1 for the year 2021

Registration Fee	2096640	E-Challan	• Challan Number : 202100975438 • CIN Number : CPABCRPTO2	2096640
Processing Fee	4180	E-Challan	• Challan Number : 202100975438 • CIN Number : CPABCRPTO2	4260
<b>Total Paid</b>	<b>2100900 ( Rupees Twenty One Lakhs Nine Hundred only )</b>			

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 :

FAMNATH NAR

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 **20-Oct-2021**

Signature of the person receiving the Document

Signature of the Presenter

For Signature of the Sub-Registrar