



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 : ₹ 2250000/-

(Rupees Twenty Two Lakhs Fifty Thousands only)

PAID VIDE E-RECEIPT NO 202500100781 DATED :08-Feb-2025,
IN THE GOVERNMENT TREASURY.



[Signature]
24.02.2025
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	:	202500002155
DOCUMENT SERIAL NUMBER	:	2025-BRZ-1085
DATE OF PRESENTATION	:	24-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1136-2025
DATE OF REGISTRATION	:	24-Feb-2025
NAME OF PRESENTER	:	SHAILESH MANDREKAR Manager Of AZUL AMOR LLP
REGISTRATION FEES PAID	:	₹1350000/-
PROCESSING FEES PAID	:	₹7080/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202500100781

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 08-02-2025 12:38:11

Name and Address of Party : ROSALINDA | 9823394956
H No 364 Near Corporation Bank Marra Pilerne

Service: Stamp Duty

Amount

Stamp Duty

₹ 2250000.00

Total Amount : ₹ 2,250,000.00

(Rs. Twenty Two Lakh Fifty Thousand Only)

Department Data: 202500002155 NOTARY|202500002155 NOTARY

Bank ref No:

Status: Success

Payment Date: 08-02-2025 16:29:14

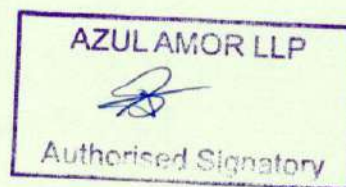
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Gr. No. 2025-BR2-1085
24/02/2025

DEED OF SALE

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THIS **DEED OF SALE** is made at Mapusa,
Taluka Bardez - Goa, on this 24th day of the
month of February of the year Two Thousand
and Twenty Five.

BETWEEN

1. SMT. ROSALINDA MARGARET ANDRADE
alias ROSALINDA M. ANDRADE, widow of late
Ornelas Leao Andrade and daughter of
Dominic Dcunha, aged **67** years, widow,
housewife, Indian National, having PAN Card
No. [REDACTED] and AADHAR Card No.

[REDACTED], resident of H. No. 364, Near
Corporation Bank, Marra, Pilerne, Goa -
403114, **2. MR. NEVILLE JOSEPH ANDRADE**

alias NEVILLE ANDRADE, son of late Ornelas
Leao Andrade, aged **44** years, married,
businessman, Indian National, having PAN
Card No. [REDACTED] and AADHAR Card No.

[REDACTED] and his wife, **3. MRS.**
MERYL MARIE ANDRADE, daughter of
Baptista Xavier Fernandes, aged **40** years,

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married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], both residents of H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, **AND 4. MR. ALDEN ROZARIO ANDRADE**, son of late Ornelas Leao Andrade, aged **39** years, married, businessman, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] and his wife, **5. MRS.**



SEMANTHA MARIA ANDRADE, daughter of Sebastian Fernandes, aged **35** years, married, housewife, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED]

[REDACTED], both residents of H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors,

RMAchade



administrator and assigns) of the **FIRST PART.**

Vendor No. 2 hereinabove, **MR. NEVILLE JOSEPH ANDRADE alias NEVILLE ANDRADE,**

Vendor No. 3 hereinabove, **MRS. MERYL MARIE ANDRADE,** Vendor No. 4 hereinabove,

MR. ALDEN ROZARIO ANDRADE and Vendor

No. 5 hereinabove, **MRS. SEMANTHA MARIA ANDRADE** are represented herein through

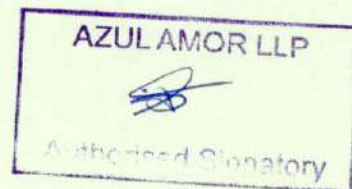
their Power of Attorney Holder, their mother/
mother-in-law, Vendor No. 1 hereinabove,

SMT. ROSALINDA MARGARET ANDRADE
alias ROSALINDA M. ANDRADE, authorized

vide General Power of Attorney dated
24/08/2022 executed before Adv. Sandeep B.
Raikar, Notary, Bardez - Goa under
registration No. 1598/22 dated 24/08/2022

AND

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AZUL AMOR LLP, a limited liability partnership firm, duly registered under the Limited Liability Partnerships Act, 2008, having registered office at D-35, Indra Enclave, Neb Sarai, South Delhi Police Station, South Delhi, Delhi - 110068, holder of PAN Card No. [REDACTED], represented by its Manager, **MR. SHAILESH MANDREKAR**, son of Mr. Shantaram Mandrekar, aged **50** years, married, service, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Contact No. [REDACTED], Indian National, resident of H. No. 366/8, Danva Road, Near St. Ann High School, Tivim, Bardez, Goa - 403502, authorized vide Resolution dated **03/01/2025**, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Partners,

Rmchade



executors, administrators and/or assigns), **OF
THE SECOND PART;**

WHEREAS there exists ALL THAT property known as **"ODEXETA"**, also known as **"SILLAPA"**, also known as **"SELLAPPA NADE VADDO"**, of Village Calangute, situated at Naica Vaddo, Calangute, Bardez, Goa, within the jurisdiction of the Village Panchayat of Calangute, within the Registration Sub-District and Taluka of Bardez, of the District of North Goa and State of Goa, which property is described in the Land Registration Office of Bardez under Description No. 8004 at page 68 of Book B-21 and enrolled in the Taluka Revenue Office of Bardez under Matriz no. 1211 which property shall hereinafter referred to as the **"SAID LARGER PROPERTY"**

AND WHEREAS the **SAID LARGER PROPERTY** originally belonged to Francisco Antonio Julio da Gama Pinto also known as

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Julio da Gama Pinto and his wife, Maria Caetana Francisca Elvira Filomena da Gama Pinto also known as Maria Elvina da Gama Pinto.

AND WHEREAS vide Deed dated 28th February 1921 drawn at page 47 of book no. 202, the said Francisco Antonio Julio da Gama Pinto also known as Julio da Gama Pinto and his wife, Maria Eloina da Gama Pinto sold the

SAID LARGER PROPERTY in favour of Duarte Xavier de Souza Silgado also known as Xavier Eduardo de Souza and Maria Magdalena de Souza Silgado, wife of Domingos Caitano Lobo.



AND WHEREAS vide Deed dated 28th March 1944 drawn at page 84 of book no. 127, the said Maria Magdalena de Souza Silgado and her husband, Domingos Caetano Lobo sold the HALF of the **SAID LARGER PROPERTY** in favour of Antonio Candido Antao de Souza

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AND WHEREAS vide Deed dated 20th March 1944 drawn at page 58V of book no. 435, the said Antonio Candido Antao de Souza and his wife, Especiosa Luisa Preciosa Lobo e Souza sold the said HALF of the **SAID LARGER PROPERTY** in favour of Prince Antonio Gaspar Lobo

AND WHEREAS vide Deed dated 22nd May 1966 drawn at folios 47 of book no. 509, the other HALF of the **SAID LARGER PROPERTY** was allotted in favour of heirs of Rosalina Rebelo or Rosalina Rebelo Silgado, widow of Duarte Xavier de Souza or Eduardo Xavier de Souza or Eduardo Xavier de Souza Silgado.

AND WHEREAS in view of above, the said Prince Antonio Gaspar Lobo became owner of the HALF of the **SAID LARGER PROPERTY** and the heirs of Rosalina Rebelo or Rosalina Rebelo Silgado, widow of Duarte Xavier de Souza or Eduardo Xavier de Souza or Eduardo

RMSchadi



Xavier de Souza Silgado became owners of the other HALF of the **SAID LARGER PROPERTY**.

AND WHEREAS vide Instrument of Division of Common Property dated 05/06/1969, the said Prince Antonio Gaspar Lobo and Rosalina Silgado, widow of Duarte Xavier de Souza Silgado divided and demarcated the **SAID LARGER PROPERTY** and northern part of the **SAID LARGER PROPERTY** was allotted to the said Prince Antonio Gaspar Lobo, the said northern part of the **SAID LARGER PROPERTY** allotted to the said Prince Antonio Gaspar Lobo is hereinafter referred to as the **SAID BIGGER PROPERTY**.

AND WHEREAS vide Instrument of Sale of Immovable with Discharge of Price dated 27/01/1970, the said Prince Antonio Gaspar Lobo and his wife, Luziniha Estefania de Souza sold the **SAID BIGGER PROPERTY** in favour of Luiza Maria Fernandes

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AND WHEREAS vide Deed of Conveyance and Mortgage dated 14/05/1983 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 542 of Book No. 1, Volume No. 197 dated 22/06/1984, Shri. Bernardo Afonso Fernandes and his wife, the said Luiza Maria Fernandes sold plot of land admeasuring **5,500 sq. mts.** from the **SAID BIGGER PROPERTY** (excluding area of 350 sq. mts. of the mundkars) in favour of Smt. Yvette Andrade e Monteiro.



AND WHEREAS the total consideration of the said plot of land admeasuring **5,500 sq. mts.** from the **SAID BIGGER PROPERTY** was Rs. 2,10,000/- (Rupees Two Lakhs Ten Thousand Only) and at the time of the said Deed of Conveyance and Mortgage dated 14/05/1983, the said Smt. Yvette Andrade e Monteiro paid Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) and balance Rs. 90,000/-

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(Rupees Ninety Thousand Only) was agreed to pay within a period of 6 months and in that respect, the said Shri. Bernardo Afonso Fernandes and his wife, Luiza Maria Fernandes had kept area admeasuring 3118 sq. mts. as security.

AND WHEREAS vide Deed of Re-Conveyance of Mortgaged Property dated 24/08/1983 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 50 of Book No. I, Volume No. 195 dated 18/01/1985, the said Smt. Yvette Andrade e Monteiro cleared the mortgage and made the payment of balance amount of Rs. 90,000/- (Rupees Ninety Thousand Only) in favour of Shri. Bernardo Afonso Fernandes and his wife, Luiza Maria Fernandes and the said area admeasuring 3118 sq. mts. which was kept as security was re-conveyed by the said Shri. Bernardo Afonso Fernandes and his wife,



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Luiza Maria Fernandes in favour of Smt. Yvette Andrade e Monteiro.

AND WHEREAS vide Conveyance dated 21/02/1984 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 373 at pages 335 to 343 of Book No. I, Volume No. 195 dated 08/07/1985, the said Mrs. Yvette Andrade e Monteiro and her husband, Dr. Lucas Agnelo Lioncio Manuel Antonio Monteiro sold property admeasuring **1800 sq. mts.** from the **SAID BIGGER PROPERTY**, surveyed under Survey No. 472/3 of Village Calangute, Bardez - Goa in favour of Shri. Andrade Ornelas Leao.

AND WHEREAS vide Conveyance dated 05/11/1984 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 875 at pages 368 to 383 of Book No. I, Volume No. 247 dated 19/10/1985, the said Mrs. Yvette Andrade e Monteiro and her

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husband, Mr. Lucas Agnelo Lioncio Manuel Antonio Monteiro sold property admeasuring **3325 sq. mts.** from the **SAID BIGGER PROPERTY**, totally admeasuring 5775 sq. mts. surveyed under Survey No. 472/3 of Village Calangute, Bardez - Goa in favour of Mr. Domingos Santana D'Souza and his wife, Mrs. Angela D'Souza.

AND WHEREAS the said Ornelas Leao Andrade initiated Partition Proceedings under the provisions of Land Revenue Code to partition the said property admeasuring **1800 sq. mts.** from the **SAID BIGGER PROPERTY**, surveyed under Survey No. 472/3 of Village Calangute, Bardez - Goa and vide Order dated 03/04/2003 passed by the Court of the Deputy Collector & SDO, Mapusa Sub Division at Mapusa - Goa in Case No. 15/435/2002/Part/Land/965, the said property admeasuring **1800 sq. mts.** from the **SAID**

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BIGGER PROPERTY, was partitioned and a separate Survey No. **472/3-A** of Village Calangute, Bardez - Goa, admeasuring **1800 sq. mts.** was obtained which property is hereinafter referred to as the **SAID PROPERTY** and more particularly described in Schedule I hereinbelow written.

AND WHEREAS the said Mr. Ornelas Leao Andrade passed away on 16/08/2022 leaving behind his widow and moiety holder, Smt. Rosalinda Margaret Andrade and his sole and universal legal heirs, namely, (i) Mr. Neville Joseph Andrade married to Mrs. Meryl Marie Andrade and (ii) Mr. Alden Rozario Andrade married to Mrs. Semantha Maria Andrade

AND WHEREAS upon death of the said late Ornelas Leao Andrade, Inventory Proceedings bearing No. 97/2024/A was initiated before the Court of the Civil Judge, Senior Division at Mapusa - Goa by the said Smt. Rosalinda

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Margaret Andrade wherein the **SAID PROPERTY** was listed at Item No. 1 in the List of Assets.

AND WHEREAS vide Final Order dated 15/06/2024 passed in the said Inventory Proceedings bearing No. 97/2024/A by the Court of the Civil Judge, Senior Division at Mapusa - Goa, the Chart of Allotment was confirmed wherein $\frac{1}{2}$ of the **SAID PROPERTY**

listed at Item No. 1 was allotted in favour of the said Smt. Rosalinda Margaret Andrade (Vendor No. 1 hereinabove) and $\frac{1}{4}$ each of the

SAID PROPERTY listed at Item No. 1 was allotted in favour of the said Mr. Neville Joseph Andrade (Vendor No. 2 hereinabove) married to Mrs. Meryl Marie Andrade (Vendor No. 3 hereinabove) and Mr. Alden Rozario Andrade (Vendor No. 4 hereinabove) married to Mrs. Semantha Maria Andrade (Vendor No. 5 hereinabove).

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AND WHEREAS in view of above, VENDORS became absolute owners in possession of the **SAID PROPERTY** surveyed under Survey No. **472/3-A** of Village Calangute, Bardez - Goa, admeasuring **1800 sq. mts.**

AND WHEREAS Public notice was published in Gomantak (Marathi) and Navhind Times dated 09/08/2024 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID PROPERTY** by the VENDORS and after elapse of 15 days no objection were received



AND WHEREAS the VENDORS have agreed with the **PURCHASER** for the absolute sale of the **SAID PROPERTY** and **PURCHASER** has agreed to purchase the **SAID PROPERTY** for a total consideration of **Rs. 4,05,00,000/-**
(RUPEES FOUR CRORES FIVE LAKHS ONLY)

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NOW THIS DEED OF SALE WITNESSETH AS

UNDER:-

1. That in consideration of payment of **Rs. 4,05,00,000/- (RUPEES FOUR CRORES FIVE LAKHS ONLY)** which amount is paid by the **PURCHASER** in the manner more particularly stipulated in the Schedule II hereunder, which is the receipt of entire consideration, the **VENDORS** do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of **PURCHASER** all their right, title, interest, ownership and possession in the **SAID PROPERTY** which **PROPERTY** is more particularly described in Schedule I hereunder written and delineated in **RED** in the plan annexed hereto as **Annexure A-1** together with all trees, fences, ways, watercourses, structures, lights and privileges, easement and appurtenances whatsoever to the **SAID PROPERTY**



R. M. Acharya



belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the **SAID PROPERTY** hereby conveyed to the **PURCHASER** and every part thereof to have unto and hold the same to the 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 PROPERTY** hereby sold is free from any encumbrances, disputes or claims, non compliances whatsoever and VENDORS has absolute title and exclusive right to convey the **SAID PROPERTY** by way of Sale and there are no impediments

PM Adede



whatsoever against such disposition. The VENDORS covenant that the **SAID PROPERTY** is free from any restraint order or injunction order passed by any court of law and are also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the **SAID PROPERTY** and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding **SAID PROPERTY**. The VENDORS declare that they have not agreed to sell the **SAID PROPERTY** or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the **SAID PROPERTY** or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no



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litigation is pending in any court of law in respect of the **SAID PROPERTY** and it is not subject to any acquisition nor has the VENDORS received any notice or notification of the **SAID PROPERTY**. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the **SAID PROPERTY** by any authority or government department.



The possession of the **SAID PROPERTY** hereby sold by VENDORS has been handed over to **PURCHASER** today.

4. The **PURCHASER** shall be entitled to apply for mutation in the Record of Rights of the **SAID PROPERTY** to Schedule I hereunder written. The VENDORS have NO OBJECTION for the **PURCHASER** to apply for and transfer in its favour, the part hereby purchased in all other public

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records, village records, etc. by following due process of partition, mutation etc. as required under the law.

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



6. That the VENDORS hereby assure the **PURCHASER** that there are no third party rights of whatsoever nature in respect of the **SAID PROPERTY** by way of easements, prescription and/or any other proprietary rights of whatsoever nature on

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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.

7. That VENDORS do hereby assure the **PURCHASER** that the **SAID PROPERTY** hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.



8. That on the execution of this Deed of Sale, the **PURCHASER** shall and may at all times hereinafter peacefully and quietly enter into and possess the **SAID PROPERTY** hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

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9. All the documents relating to the **SAID PROPERTY** have been handed over to the **PURCHASER** at the time of execution of this DEED OF SALE and **PURCHASER** have verified all the documents and have fully satisfied with the title of the SAID PROPERTY.

10. 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 or any non compliances in the **SAID PROPERTY** or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

11. The VENDORS and the **PURCHASER** hereby declare that the **SAID PROPERTY** in transaction does not belong to Schedule

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Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. For the purpose of market value the **SAID PROPERTY** is valued at **RS. 4,50,00,000/- (RUPEES FOUR CRORES FIFTY LAKHS ONLY)** and accordingly stamp duty @ 5% corresponding to **Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only)** and Registration Charges @ 3% corresponding to **Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)** has been affixed herewith which has been borne by the **VENDORS.**



13 TDS @ 1% equivalent to **Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** is deducted on the market value of the **SAID PROPERTY** i.e. on **RS.**

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**4,50,00,000/- (RUPEES FOUR CRORES
FIFTY LAKHS ONLY)**

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as
"ODEXETA", also known as **"SILLAPA"**, also
 known as **"SELLAPPA NADE VADDO"**,
 surveyed in the records of Rights under
 Survey No. 472 Sub Division no 3-A of
 Calangute, situated at Naica Vaddo,
 Calangute, Bardez, Goa, within the
 jurisdiction of the Village Panchayat Of
 Calangute, within the Registration Sub-
 District and Taluka of Bardez, of the District
 of North Goa and State of Goa, which was
 originally part of a larger property of the same
 name described in the Land Registration
 Office of Bardez under Description No. 8004
 at page 68 of Book B-21 and enrolled in the
 Taluka Revenue Office of Bardez under Matriz
 no. 1211. This property bearing Survey No.



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472/3-A of Calangute admeasures **1800**

square metres and bounded as under:-

North :- By the road;

South :- By the property bearing Survey No.
472/3 of Village Calangute;

East :- By the properties bearing Survey
Nos. 471/1, 471/3, 471/4, 471/5,
471/6 and 471/7 of Village
Calangute;

West :- By the property bearing Survey No.
472/3 of Village Calangute



SCHEDULE-II

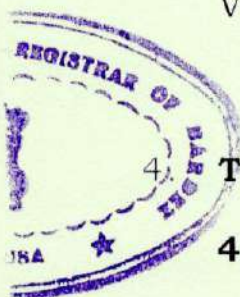
(CONSIDERATION)

1. Transferred vide RTGS on 03/02/2025
from YES BANK, Mumbai Branch
amounting to Rs. 51,00,000/- (Rupees
Fifty One Lakhs Only) in favour Vendor
No. 1, Rosalinda M. Andrade

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2. Vide Cheque bearing No. 096571 dated 19/02/2025 drawn on YES BANK, Mumbai Branch amounting to Rs. 50,00,000/- (Rupees Fifty Lakhs Only) in favour Vendor No. 1, Rosalinda M. Andrade
3. Vide Demand Draft bearing No. 644562 dated 20/02/2025 drawn on YES BANK, Mumbai Branch amounting to Rs. 2,99,50,000/- (Rupees Two Crores Ninety Nine Lakhs Fifty Thousand Only) in favour Vendor No. 1, Rosalinda M. Andrade



4. **TDS deducted @ 1% equivalent to Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)**

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

R. M. Andrade



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

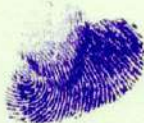
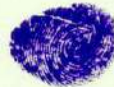
RMSalade



SMT. ROSALINDA MARGARET ANDRADE
alias ROSALINDA M. ANDRADE for self
and as Power of Attorney Holder of Vendor
No. 2, Mr. Neville Joseph Andrade alias
Neville Andrade, Vendor No. 3, Mrs. Meryl
Marie Andrade, Vendor No. 4, Mr. Alden
Rozario Andrade and Vendor No. 5, Mrs.
Semantha Maria Andrade.

L.H.F. Prints

R.H.F. Prints



RMSalade



SIGNED, SEALED AND DELIVERED)
by the withinnamed **PURCHASER)**



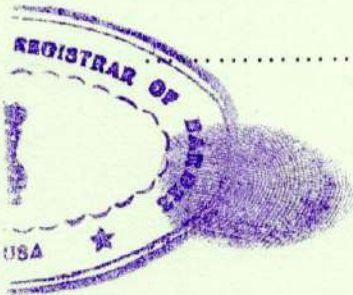
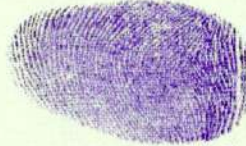
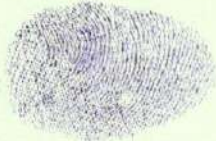
AZUL AMOR LLP

represented by its Manager,

MR. SHAILESH MANDREKAR

L.H.F. Prints

R.H.F. Prints

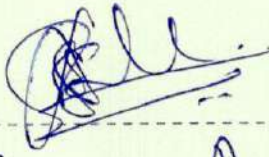


PM Achade



In the presence of:-

1. Signature: 
 Name: ROSARIA S. FERNANDES
 Address: HOUSE N. 2/105/A NAIKA
 WADDA BARDEZ GOA

2. Signature: 
 Name: SAMEER ARASHAVI
 Address: 116, Indira nagen
 chimbol, Housing
 board, Panaji Goa.



PM Adade





Government of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka / Village Name : BARDEZ / Calangute

Survey / Subdiv No. : 472/3-A,472/3-B

Appln date: 26-03-2024

Ref. No. :8542



Scale 1:1000



PM Schade

PATRICK
HENDERSON
GONSALVES

Digitally signed by
PATRICK HENDERSON
GONSALVES
Date: 2024.03.28
13:02:17 +05'30'

AZULAMOR LLP

Authorized Signatory

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 28/03/2024 11:53:40 as per Online Ref No.8542. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

**FORM I & XIV**

100019651594

Date : 20/02/2025

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Calangute
गांव
Name of the Field -
शेताचे नांव

Survey No. 472
सर्वे नंबर
Sub Div. No. 3-A
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.18.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.18.00

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

Pot-Kharab पोट खराब

Remarks शेरा

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

Grand Total एकूण
0000.18.00

As per Manual Form I & XIV and Order of Dy.
Collector & SDO Mapusa in Case No.
15/435/2002/Part/Land/965 dated 03/04/2003.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Rosalinda Margaret Andrade		96682	
2	Neville Joseph Andrade		96682	
3	Maryl Marie Andrade		96682	
4	Semantha Maria Andrade		96682	
5	Alden Rozario Andrade		96682	

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 करणाऱ्याचे नांव व हक्क प्रकार Nil		

RMDade

AZULAMOR LLP

Authorized Signatory

**FORM I & XIV**

100019651594

Date : 20/02/2025

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Calangute
गांव
Name of the Field -
क्षेत्राचे नांव

Survey No. 472
सर्वे नंबर
Sub Div. No. 3-A
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

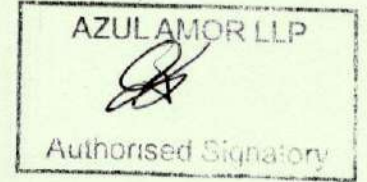
Year वर्ष	Name of the Cultivator सागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
							Nature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

End of Report

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



The record is computer generated on 20/02/2025 at 21:01:36 as per Online Reference Number - 100019651594. 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>

*PM Schack**[Signature]*



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/18643/CAL/TCP-25/ 401

Dated: 10 / 1 / 2025

ZONING INFORMATION

Inward no. 364

Dated: 09/01/2025

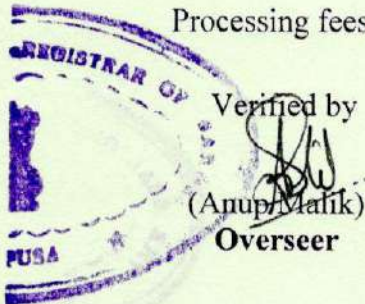
The Zoning of the property bearing **Survey No. 472/3-A of Calangute Village Bardez** Taluka total admeasuring **1800 m2** is as follows.

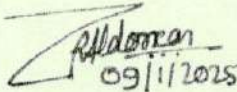
As per **Outline Development Plan for Calangute-Candolim Planning Area-2025**, the plot under reference falls in **"Residential zone" (S2) with 80 FAR.**

This information is issued based on the application received from **Praful Aggarwal** dated **09/01/2025** to be read with note given below:

This information is valid only for **three years or till the Outline Development Plan for Calangute – Candolim Planning Area – 2025** is in force, whichever is earlier from the date of issue of this letter.

Processing fees of **Rs. 2000/-** paid vide challan No. **ZON/5206 dated 09/01/2024.**




09/1/2025
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Praful Aggarwal
R/o. Calangute,
Bardez-Goa.
403516.

NOTE:-

The Zoning information provided is as per Outline Development Plan in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 24-Feb-2025 10:32:04 am

Document Serial Number :- 2025-BRZ-1085

Presented at 10:26:21 am on 24-Feb-2025 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	2250000
2	Registration Fee	1350000
3	Mutation Fees	2000
4	Processing Fee	6120
Total		3608120

Stamp Duty Required :2250000/-

Stamp Duty Paid : 2250000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHAILESH MANDREKAR Manager Of AZUL AMOR LLP Father Name:Mr. Shantaram Mandrekar,,Age: 50, Marital Status: ,Gender:Male,Occupation: Service, Address1 H. No. 366/8, Danva Road, Near St. Ann High School, Tivim, Bardez, Goa - 403502, Address2 - , PAN No.:			 AZUL AMOR LLP Authorised Signatory

Executer

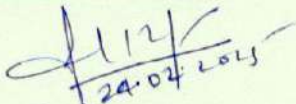
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ROSALINDA MARGARET ANDRADE Alias ROSALINDA M. ANDRADE , Father Name:Dominic Dcunha, Age: 68, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, PAN No.:			
2	ROSALINDA MARGARET ANDRADE Alias ROSALINDA M. ANDRADE , Father Name:Dominic Dcunha, Age: 68, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, PAN No.: , as Power Of Attorney Holder for SEMANTHA MARIA ANDRADE			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	ROSALINDA MARGARET ANDRADE Alias ROSALINDA M. ANDRADE , Father Name:Dominic Dcunha, Age: 68, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, PAN No.: , as Power Of Attorney Holder for ALDEN ROZARIO ANDRADE			
4	ROSALINDA MARGARET ANDRADE Alias ROSALINDA M. ANDRADE , Father Name:Dominic Dcunha, Age: 68, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, PAN No.: , as Power Of Attorney Holder for MERYL MARIE ANDRADE			
5	ROSALINDA MARGARET ANDRADE Alias ROSALINDA M. ANDRADE , Father Name:Dominic Dcunha, Age: 68, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 364, Near Corporation Bank, Marra, Pilerne, Goa - 403114, PAN No.: , as Power Of Attorney Holder for NEVILLE JOSEPH ANDRADE Alias NEVILLE ANDRADE			
6	SHAILESH MANDREKAR Manager Of AZUL AMOR LLP , Father Name:Mr. Shantaram Mandrekar, Age: 50, Marital Status: ,Gender:Male,Occupation: Service, H. No. 366/8, Danva Road, Near St. Ann High School, Tivim, Bardez, Goa - 403502, PAN No.:			AZUL AMOR LLP  Authorised Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAMEER ARABHAVI, Age: 29, DOB: 1995-06-20 , Mobile: 9284756047 , Email: , Occupation: Service , Marital status: Unmarried , Address: 403006, 116 Indira Nagar Housing Board Colony , 116 Indira Nagar Housing Board Colony , Chimbél, Tiswadi, NorthGoa, Goa			
2	Name: ROSARIO SEBASTIAN FERNANDES, Age: 62, DOB: 1962-10-07 , Mobile: 9326126945 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403516, House No. 2/105/A Naika Waddo , House No. 2/105/A Naika Waddo , Calangute, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-1085

Book :- 1 Document

Registration Number :- **BRZ-1-1136-2025**

Date : 24-Feb-2025

Jun /
24.02.2025

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

SUB-REGISTRAR
BARDEZ

