



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 : ₹ 1610000/-  
(Rupees Sixteen Lakhs Ten Thousands only)  
PAID VIDE E-RECEIPT NO 202300436148 DATED :06-Jun-2023,  
IN THE GOVERNMENT TREASURY.

Page Number 2  
24 Page double  
to be corrected



*Signature*

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	:	202300036107
DOCUMENT SERIAL NUMBER	:	2023-BRZ-2950
DATE OF PRESENTATION	:	14-Jun-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2802-2023
DATE OF REGISTRATION	:	14-Jun-2023
NAME OF PRESENTER	:	VIKRANT SURYAKANT NAIK Director Of SAUVAGE HOMES PRIVATE LIMITED
REGISTRATION FEES PAID	:	₹966000/-
PROCESSING FEES PAID	:	₹4000/-
MUTATION FEES PAID	:	₹2000/-





# Government of Goa Directorate of Accounts

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



Echallan No. 202300436148

## e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 05/06/2023 16:25:56

Name and Address of Party :

SAUVAGEHOMES | 9356196255

302 MILROCK KADAMBA OLD GOA BY PASS BAIGUINIM NORTH  
GOA GOA

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 1610000.00
<b>Total Amount :</b>	<b>₹ 1,610,000.00</b>

(Rs. Sixteen Lakh Ten Thousand Only )

Department Data:

202300036107 NOTARY|202300036107 NOTARY

Bank ref No:

CPACUQQJX2

Status:

Success

Payment Date:

06/06/2023 07:12:32

Payment Gateway:

SBI\_MOPS



Print Date: 06/06/2023 07:12:46

✓ n. NO. 2023-BR2-2950  
14/06/2023  
DEED OF SALE

Auto *[Signature]* *[Signature]* *[Signature]*  
Auto *[Signature]* *[Signature]* *[Signature]*  
Auto *[Signature]* *[Signature]* *[Signature]*





THIS DEED OF SALE is executed on this 6<sup>th</sup> day of June, the year Two Thousand and Twenty-Three at Mapusa, Taluka Bardez and Registration Sub-District of Bardez, North Goa, in the State of Goa.

BETWEEN

1) **MR. MARCUS FLORENCIO PINTO**, son of Mr. Joseph. X. Pinto, aged 72, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED], resident H.No.344, Ubo Vado, Salvadordo Munda, Bardez, Goa-403101, and his wife 2) **MRS JOYCE PINTO**, daughter of Mr. John Jacinto Fernandes, aged 67, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED], resident of H.No.344, Ubo Vado, Salvadordo Munda, Bardez, Goa-403101, duly represented through her constituted power of attorney Marcus Florencio Pinto by way of power of attorney dated 18.10.2016 bearing Reg.No. 201/09, duly executed by notary Adv. Benedict D Nazareth 3) **MR. GERSON LAZARO PINTO**, son of Mr. Benjamin. T. Pinto, aged 71, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED], resident H.No. 253, Near Santa Cruz Chapel Vaddem Sucorro P.O. Porvorim Bardez Goa, 403501 and his wife 4) **MRS. CARMELINA GARMIN ARCANDELA PINTO**, daughter of Mr. Remidio



*[Signature]*  
Carmelina  
Garmin

*[Signature]*  
Remidio  
Pinto

*[Signature]*  
Gerson



*[Signature]*  
Joyce



Fernandes, aged 65, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED] 7, resident Near Santa Cruz Chapel VaddemSucorro P.O. PorvorimBardez Goa, 403501 , **5)MR.**

**FRANCISCO FERNANDO MARTINS**, son of Mr. Francisco Andre Joao Martins, aged 75, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED] 7, resident H.No.36, Paitona, Salvador do Mundo and his wife **6)MRS. YVONNE FERNANDO MARTINS**, daughter of Mr. Edward Correia, aged 63, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED] resident H.No.36, Paitona, Salvador do Mundo ,

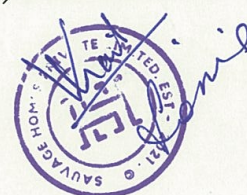
**7)MR. INOCENCIO R LOUIS** son of Mr. Pedro Santan Louis, aged 74, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED], resident H.No.458, VaiginWaddo, VTC Nachinola, P.O. Nachinola, Bardez, Goa 403508, and his wife **8)MRS.**

**LYDIA FATIMA LOUIS**, daughter of Mr. Epifanio D'Costa, aged 68, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED] 7, Mobile Number [REDACTED], resident H.No.458, VaiginWaddo, VTC Nachinola, P.O. Nachinola, Bardez, Goa 403508, **9)MRS. SELMA**

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*Chut*  
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**ADELAIDE MENDONCA**, daughter of Mr. Edigio. G. Pinto, aged 53, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number [REDACTED], resident of Freobern Villa Anchit Vado, Assonara, Bardez, Goa, 403503 and her husband **10)MR.CHARLES MENDONCA**, son of Mr. Leonard .C. Mendonca, aged 61, married, Indian national, business, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], Mobile Number 9881773212, resident of Freobern Villa Anchit Vado, Assonara, Bardez, Goa, 403503, hereinafter referred to as the **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall include all their heirs, executors, administrators, successors, legal representatives and assigns) **OF THE FIRST PART.**

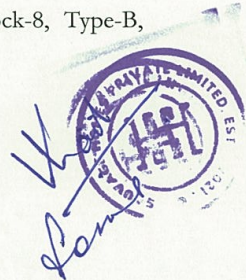
AND

**1) SAUVAGE HOMES PRIVATE LIMITED**, a limited liability Company, having its office at house No. 302, Block-8, Type-B, Milrock Kadamba, Old Goa, Panaji, North Goa-403402, having its Corporate identity No. U45500GA2021PTC014653, bearing PAN Card No. [REDACTED], duly represented through its Directors **MR. VIKRANT SURYAKANT NAIK**, son of Suryakant Naik, aged 36, Indian national, holder of PAN Card No. [REDACTED], holder of Aadhar Card No. [REDACTED], resident of 302, Block-8, Type-B, Milrock Kadamba,

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*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*  
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*[Signature]*


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*[Signature]*





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Dante plastins. Blanca Souvi





3275 sq.mts alongwith an existing House bearing House No. 267, the same of which is more particularly described in the **SCHEDULE-I** hereinunder written and hereinafter referred to as "the said property".

**AND WHEREAS**, the property originally belonged to Thomas Pinto alias Jose Anton Pinto and his wife Maria Francisca Pinto, who purchased the said property by way of Deed of Sale with Discharge of Price dated 25.10.1938.



**AND WHEREAS**, the said Thomas Pinto alias Jose Anton Pinto and his wife Maria Francisca Pinto expired on 23.04.1962 and 13.01.1979 respectively, leaving behind the following heirs: -

1. Eslinda Pinto and her husband Joao Francisco Martins, both deceased leaving behind their following heirs: -

- a) Philomena D'souza and her husband Joao Victor D'souza, who expired on 16.05.1991, leaving behind his heirs: -

- i. Matheas Dsouza and his wife Annie Dsouza;
- ii. Francisco Dsouza, a bacholore;
- iii. Carmin Dsouza and her husband Alex Mendes;

*Handwritten signatures and stamps:*  
 - Two signatures of "Pinto" (one crossed out).  
 - A signature of "Martins".  
 - A signature of "Mendes".  
 - A signature of "Souza".  
 - A signature of "Annie".  
 - A signature of "Alex".  
 - A circular stamp of "SAUVAGE HOMES PRIVATE LIMITED" with "EST. - 2021" and a stylized "SH" logo.  
 - A signature of "Sampa" below the stamp.







iii. Diana Dsouza e Pinto who passed away on 20.09.2022 and her late husband Agnelo Dsouza who expired on 11.11.1993, leaving behind his heirs:-

- a) Lavina Cardoz and her husband Nicholas Cardoz;
- b) Brenda Singh and her husband Nitin Singh;
- c) Glen Dsouza and his wife Juliet Dsouza.

iv. Gracy Pinto and her late Husband Agnelo Fernandes, who expired on 09.12.1999, leaving behind the following heirs: -

- a) Gracy Pinto wife of late Agnelo Fernandes;
- b) Brian Fernandes and his wife Jacqueline Fernandes;
- c) Lorna Fernandes and her husband Davis Fernandes;
- d) George Fernandes, bachelor;
- e) Johnney Fernandes, bachelor.

v. Evaristo Pinto and his wife Arnila Pinto;



*Gracy Pinto* *Mit* *Suleh* *Dsouza* *Juliet*  
*Gracy* *epinto* *Louis* *Wai*  
*Johnney* *Hartins* *Arnila* *Souza*



- vi. Gerson Pinto and his wife Carmin Pinto alias Carmilina Pinto;

- vii. Augusto Pinto and his wife Veronica Pinto.



- 3) Joseph Xavier Pinto and his wife Lucy Josephine Pinto,  
both expired on 23.01.1998 and 04.09.2000 respectively,  
leaving behind their heirs:-

- i. Marcus Pinto alias Mark Pinto and his wife Joyce Pinto;
- ii. Alfred Pinto, a Bachelor;
- iii. Walter Pinto and his wife Theresa Pinto.

- 4) Carmin Leopoldina Louis and her husband Pedro Santan  
Louis, both expired on 07.01.1999 and 06.08.1988  
respectively, leaving behind their heirs:-

- i. Olivia Godinho and her husband Bruno Godinho;
- ii. Inocencio Lewis and his wife Lydia Lewis.

Qin B Pink pink Sally Perkins Bomb Louis Khal

Qin B y Martins. Hendee Louis

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5) Edigio Gragory Pinto alias Edigio Pinto, who expired on 25.01.2008 and his wife Vinda Pinto alias Winda Pinto, leaving behind his heirs:-

- i. Vinda Pinto alias Winda Pinto wife of late Edigio Gragory Pinto alias Edigio Pinto;
- ii. Annie Elizabeth Dias and her husband Joe Peter Dias;
- iii. Selma Mendonca and her husband Charles Mendonca;
- iv. Savio Robin Pinto and his wife Sunita Pinto.



**AND WHEREAS,** the said property was subject matter of Inventory proceedings no. 258 of 2003 before the Civil Judge Junior Division at Mapusa ("E" Court) on the death of the said Thomas Pinto alias Jose Anton Pinto and his wife Maria Francisca Pinto, Eslinda Pinto and her husband Joao Francisco Martins, Joao Victor D'souza, Benjamin Teodora Benedito Pinto, Agnelo Dsouza, Joseph Xavier Pinto and his wife Lucy Josephine Pinto, Carmin Leopoldina Louis and her husband Pedro Santan Louis and was described under Item no. I of the description of assets therein.

**AND WHEREAS,** the said property was acquired by the said Marcus Florencio Pinto Alias Mark Pinto, Joyce Pinto, Gerson Lazarus Pinto,

*[Handwritten signatures and stamps]*

*[Signatures: Pinto, Pinto, Selehr, Loui, Martins, Mendonca, and others]*

*[Stamp: SAVAGE HOMES PRIVATE LIMITED ESTD - 2021]*



Carmin Pinto, Francisco Fernando Martins, Yvonne Martins, Inacencio Louis, Lydia Louis, Selma Mendonca, Charles Mendonca, the Vendors herein and as such each of the abovenamed heirs acquired 1/5<sup>th</sup> share of the said property listed as Item No.1 by way of Auction which was conducted in the said Inventory Proceeding No. 258 of 2003 before the Civil Judge Junior Division at Mapusa ("E" Court), the same of which is recorded in the Minutes of Auction dated 13.03.2012.



**AND WHEREAS,** the allotment of the said property was in the following proportion:

- a) Marcus Florencio Pinto Alias Mark Pinto and his wife Joyce Pinto- 1/5<sup>th</sup> of the said property;
- b) Gerson Lazarus Pinto and his wife Carmin Pinto- 1/5<sup>th</sup> of the said property;
- c) Francisco Fernando Martins and his wife Yvonne Martins- 1/5<sup>th</sup> of the said property;
- d) Inocencio Louis and his wife Lydia Louis- 1/5<sup>th</sup> of the said property;
- e) Selma Mendonca and her husband Charles Mendonca - 1/5<sup>th</sup> of the said property.

*Handwritten signatures and stamps:*

*Pinto* *Ant* *chanta* *Alde* *Maria* *Paul*  
*Quito* *Martins* *Charles* *Lydia* *Low*  




**AND WHEREAS** the Vendors herein has represented that there are no restrictions, encumbrances or encroachments and have no dispute, litigation or conflict of interests whether existing, created or admitted at any time, on or with respect to the said premise of any nature whatsoever, or with anybody whosoever, or for any development, construction or building on the said property and the Vendors are not aware of or in knowledge of or put in notice of any proceeding or action or for any cause for any such proceeding or action of any nature whatsoever from any authority, body or person whether claiming from any previous owners or any family group, any cultivator, tenant, *mundcar*, caretaker etc., or any other body of persons or their constituents or otherwise.

**AND WHEREAS** on the basis of the above representations by the Vendors and assurances that the Vendors herein having in their possession the original title documents in his favor and having the complete and unfettered right, title, interest, and exclusive possession of

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Qinto eff Hartins. Andale Long

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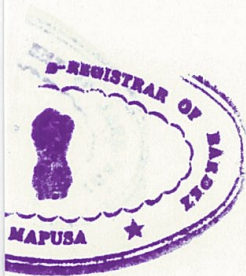


NOW THEREFORE THIS INDENTURE OF SALE  
WITNESSETH AS UNDER: -

Qinto Qinto Alto Misio Savi Bluch Kat  
Qinto YMartins. Andreea



50% of the share of the said property which is more particularly described in the **SCHEDULE-I , PURCHASER NO.2** i.e., Mrs. Sonia Mahajan shall be allotted 50% of the share of the said property which is more particularly described in the **SCHEDULE-I**. the vendors, as the absolute owners of Survey no. 184/16 of Village Socorro, Taluka Bardez, do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser all that property known as "NILGUEM" situated within the limits of the village Panchayat of Socorro, Taluka and sub district of Bardez, District of North Goa, bearing Inscription No. 35155 at page 88v of Book B 90 (New) of the land registration records of Bardez, not enrolled in the Taluka Revenue Office, but surveyed for records of rights under survey no. 184/16 of Village Socorro, admeasuring 3275 sq.mts alongwith an existing House bearing House No. 267, the same of which is more particularly described in the **SCHEDULE-I** hereunder written, the receipt whereof the Vendors does hereby admit and acknowledge as the sale consideration, and in pursuance thereof, the Vendors does hereby grant, transfer, convey and assure unto the Purchasers by way of this indenture of sale, the said properties better described in Schedule-I written hereunder and shown on the plan hereto annexed and delineated in red colour on the said plan, and all its yards, structures, compound, gullies, sewers, water courses, lights, liberties, rights to the said land, hereditament and premises or any part thereof belonging or in any way appertaining or usually held or occupied therewith or reputed to belong







or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever at law or in equity of the Vendors, in and to the said land, house or ground TO HAVE AND TO HOLD all and singular the said land, house or ground and all other premises hereby granted and assured or expressed so to be with their appurtenances all which are hereinafter referred to for brevity's sake as "The said Property" UNTO AND TO THE USE of the Purchasers absolutely and forever subject to the payment of all taxes, assessments, dues and duties hereafter to become payable to the Government of Goa, or the Village Panchayat of Socorro or any other Government, Semi-Government or Public Body or Authority in respect thereof and the Vendors doth hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from under or in trust for them, made, done, omitted, executed or knowingly or willingly suffered to the contrary, now have themselves a clear, legal, marketable and good right and title and have absolute and subsisting power and authority to grant, convey, assure and confirm the said properties UNTO AND TO THE USE of the Purchasers in the manner aforesaid AND THAT it shall be lawful for the Purchasers to hold, possess and enjoy the said properties hereby granted, conveyed, transferred, assured and confirmed with their appurtenances and to receive the rents and profits thereof for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever

Quinto Ant quinto Salah Maria Levi Wah  
Quinto Martins Mendaca Levi





[illegible]



Purchasers shall enjoy it as absolute owners thereof, without any interference from the Vendors or anyone claiming through them.

3. The Vendors hereby covenant that the said properties and house hereby sold are free from any restriction or limitation whatsoever including any hypothecation, encumbrance, attachment, mortgage, charge, demand or lien from whomsoever and of whatsoever nature.

4. Based on the Vendors' representations and assurances which form integral part of this sale, the Purchasers have verified the title of the Vendors and found the same to be valid and marketable.

5. The Vendors covenant that they have not entered into any agreement with any third party agreeing to sell the said properties or house and that they are not subject matter of any dispute or litigation in any court of law.

6. The Vendors covenant that they have simultaneously upon execution of these presents and upon receipt of the sale consideration, delivered the vacant, lawful and peaceful possession of the said properties and house to the Purchasers, and the Purchasers have taken the lawful and physical possession thereof.

[illegible]



7. The Vendors hereby covenant with the Purchasers as follows: –

a. That the said properties described in **Schedule-I** hereunder written are not affected by any notification or notice under the land Act or notice of acquisition or requisition or reservation from the Government, Village Panchayat of Socorro or any other public body or authorities in respect of the said properties or any part thereof under any provision of law.


b. That the Vendors prior to execution hereof have not received any notice from any Authority under the Income Tax Act or Wealth Tax Act.

c. That the said properties are in the exclusive possession of the Vendors and they have the absolute authority, right and power to dispose-off the same.

d. That there are no impediments or difficulties legal or otherwise to the sale of the said properties or any part thereof under this Deed.

e. The Vendors have in their possession all the title documents along with entire records of rights, upto date property/ house tax and other payments to any authority, Village Panchayat of Socorro, body including

Jim B Smith Sheld Smith Boone  
Jim B Smith Y Martin Wick Lowie Shubler Sevin






any utility providers in their favour and the same have been handed over to the Purchasers in terms of this sale.

8. The Vendors further agree and undertake to indemnify and keep indemnified the Purchasers against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, conjugal, consanguine, *mundcar*, cultivator rights, loss of land or structure or any part thereof etc., and any other dispute in this behalf, fully and effectually in all respects and keep the Purchasers harmless and fully compensated against any such claims, demands and disputes raised by any third parties whomsoever including the litigation in the Courts of law and all costs thereto and in the event the Purchasers are deprived of the said properties, house or any part thereof corresponding to the loss or damage occasioned to the Purchasers, absolutely and forever.

9. The Vendors do hereby tender their no-objection to the Purchasers for the purpose of undertaking mutation to add the Purchasers' names in Form I & XIV and to delete the names of the Vendors therefrom.

10. The Purchaser hereby state that they have gone through the title documents of the Vendors with respect to the said properties and have carried out their due diligence and are satisfied that the Vendors have a clear and marketable title to the said properties. The Purchasers further



  
Ginto Paul Julio Deiana Louis Paul  
Ginto Paul Julio Deiana Louis Paul  
Paul Julio Deiana Louis Paul




13. That for the purpose of payment of appropriate Stamp Duty on the present Sale Deed and the registration and mutation fees which is applicable Purchasers herein, the market value of the said Properties and House is taken as Rs.3,22,00,000/-(Rupees Three Crores Twenty Two Lakhs only) which is the market value as prescribed by the Sub Registrar

Ginto Ant. Saleh Muhammad  
Louis Rubio

Ginto ginto Khalid

Zy Martins Audace Jorge





of Bardez at Mapusa Goa and thus the same are borne by the Purchasers herein.




Dinto     Sultch     Marius     Ruber

Dinto     Louis

Hartins.     Andree

Samuel





**SCHEDULE - I****(DESCRIPTION OF THE SAID PROPERTY)**


all that property known as "NILGUEM" situated within the limits of the village Panchayat of Socorro, Taluka and sub district of Bardez, District of North Goa, bearing Inscription No. 35155 at page 88v of Book B 90 (New) of the land registration records of Bardez, not enrolled in the Taluka Revenue Office, but surveyed for records of rights under survey no. 184/16 of Village Socorro, admeasuring 3275 sq.mts alongwith old residential house bearing House No. 267 admeasuring approximately 240 sq. mts. located in the said property and presently laying in a dilapidated condition and is bounded as under: -

*On the East :-* By property surveyed under Survey No.185/1;

*On the West :-* by property surveyed under Survey no. 184/15;

*On the North :-* By road;

*On the South :-* By road.

*On 15/11/2021*  
*On 15/11/2021*  
*Y Martins. Archana*  
*Souvi*  
*Khair*  
  
*Souvi*



**SCHEDULE -II**  
(PAYMENT SCHEDULE)

<i>Sr. No.</i>	<i>Name</i>	<i>Details</i>	<i>Amount</i>
1.	Marcus Florencio Pinto	1. DD No: 022332 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280
2.	Marcus Florencio Pinto	2. DD No : 002005 From Sonia Mahajan Via HDFC Bank	Rs.15,56,280
3.	Mrs Joyce Pinto	1. DD No: 022333 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280
4.	Mrs Joyce Pinto	2. DD No : 002015 From Sonia Mahajan Via HDFC Bank	Rs.15,56,280
5.	Gerson Pinto	1. DD No: 022331 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280
6.	Gerson Pinto	2. DD No : 002007 From Sonia Mahajan Via HDFC Bank	Rs.15,56,280
7.	Carmelina Pinto	1. DD No: 022330 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280
8.	Carmelina Pinto	2. DD No : 002008 From Sonia Mahajan Via HDFC Bank	Rs.15,56,280
9.	Francisco Martins	1. DD No: 022329 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280
10.	Francisco Martins	2. DD No : 002009 From Sonia Mahajan Via HDFC Bank	Rs.15,56,280
11.	Yvonne Martins	1. DD No: 022328 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280
12.	Yvonne Martins	2. DD No : 002013 From Sonia Mahajan Via HDFC Bank	Rs.15,56,280
13.	Inocencio R louis	1. DD No: 022327 From Sauvage Homes Pvt. Ltd. Via ICICI Bank	Rs.15,56,280



Ann to Ant Sulda Martins Louis Ann  
Ann to qmb Martins Shudra Louis





Dr to Ant. Suedo procurador  
Dr to epus Lous Pont

Y Hartens. Audela

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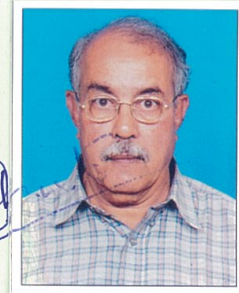
SAUVAGE HOMES PRIVATE LIMITED  
ESTD - 2021 ©  
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IN WITNESS WHEREOF the parties hereto have set and subscribed  
their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PARTY OF  
THE FIRST PART, THE VENDOR No.1 **MARCUS FLORENCIO PINTO**  
**ALIAS MARK PINTO**

Qn 6



L.H.F.P.



R.H.F.P.



Dr. B. Ant.

Sheld's main  
Boon's

*Handwritten signature*

Vinh

*[Handwritten signature]*

Quinto

Jan 1

YMartins - Studala



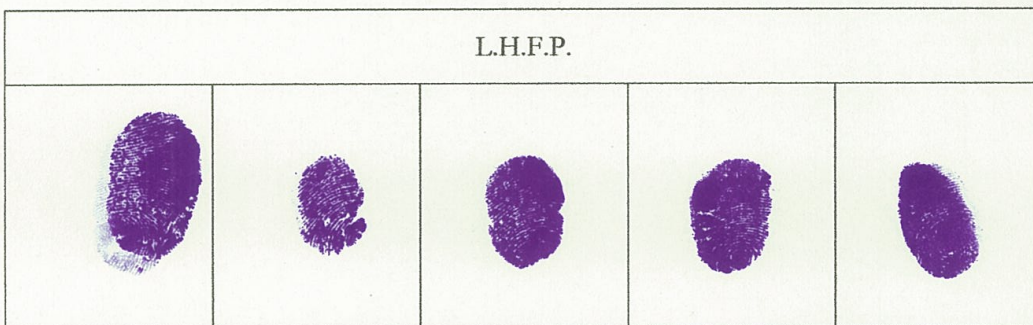
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.2 **JOYCE  
PINTO DULY REPRESENTED BY HER CONSTITUTED  
POWER OF ATTORNEY MR. MARCUS FLORENCIO PINTO  
ALIAS MARK PINTO**

*Mark*

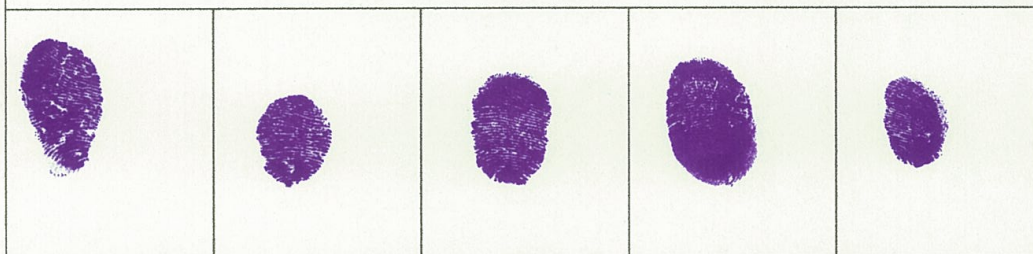


*Mark*

L.H.F.P.



R.H.F.P.



*Ginto* *Ginto* *Sulda* *Maria*  
*Ginto* *Spant* *Lucy* *Barber*



*Mark*  
*Barber*

*Martins. Andaco*



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.3 **GERSON**  
**LAZARDOS PINTO**



L.H.F.P.



R.H.F.P.



Orin to Ant Siddh Prin Paul  
Orin to Spur Louis Khadi

Yl Martins Mendeg

Louis

EST. 2021. © SAUVAGE HOMES PRIVATE LIMITED



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.4  
CARMELINA ~~PINTO~~ ARCANGELA PINTO



*Carmelina*

*Carmelina*



L.H.F.P.				
R.H.F.P.				

*Dinto* *Gent* *Dellos* *Shining* *Louis* *Rub* *Krist* *Louis*  
*Dinto* *Gent* *Martins. Andueza*





SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.5 FRANCISCO  
FERNANDO MARTINS



*Francisco*

*Francisco*

L.H.F.P.				
R.H.F.P.				



*Francisco* *Francisco* *Francisco*  
*Francisco* *Francisco* *Francisco*  
*Francisco* *Francisco* *Francisco*  
*Francisco* *Francisco* *Francisco*





SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.6 **YVONNE FERNANDO MARTINS**

*Y Martins.*

*Y Martins.*



L.H.F.P.				
R.H.F.P.				

Don't *Ant* *Shel*

*Brins*  
*Sou's* *Brins*



Don't *Ant*

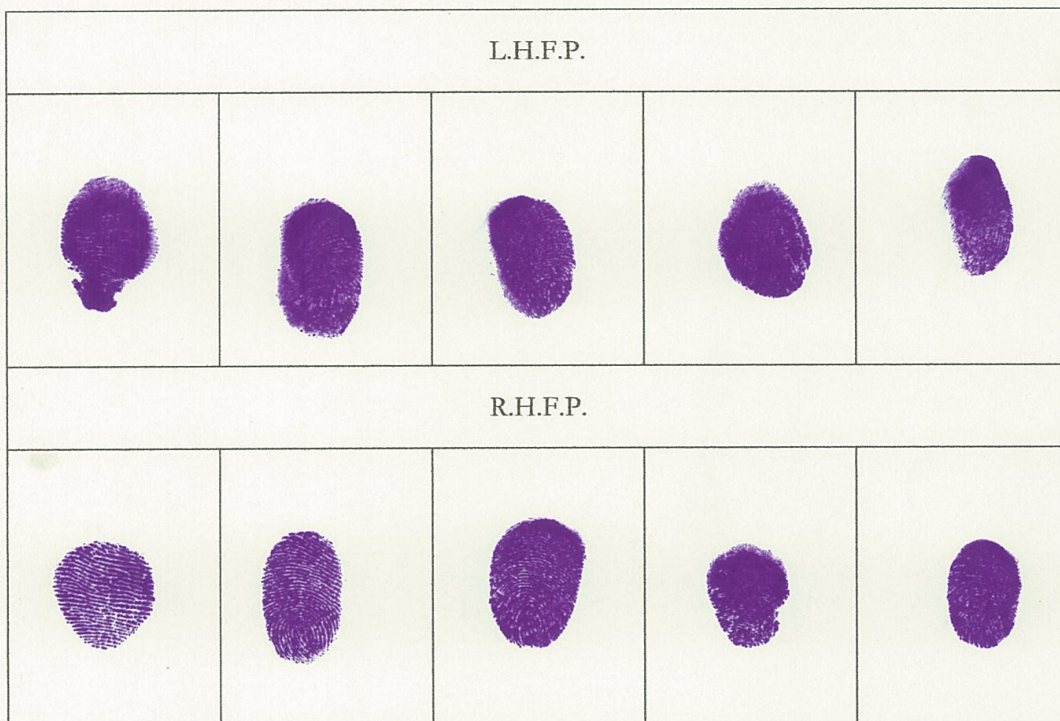
*Y Martins. Andace*



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.7 **INOCENCIO . R .**  
**LOUIS**



L.H.F.P.



R.H.F.P.



Drinks Gift Fields Almanac Plumber  
Series

Qinto <sup>qinto</sup> Yl Martins. Shubua



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.8 **LYDIA FATIMA**  
**LOUIS**

*Louis*



L.H.F.P.				
R.H.F.P.				

*Quito Ant* *Fluch*

*Quito*

*Ant*

*Quito*

*Louis*

*Quito*

*Quito*



*Louis*

*Y Martins. Andaca*



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.9 **SELMA ADELAIDE**  
**MENDONCA**



*Selma*

*Selma*



L.H.F.P.



R.H.F.P.



*Chin to* *Gift* *Shells*  
*Chin to* *Spencer* *Louis* *Under* *Wail* *Louis*  
*Chin to* *Y Martins* *Selma*





SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PARTY OF THE FIRST PART, THE VENDOR No.10 **CHARLES  
MENDONCA**

*Charles Mendonca*

*Charles Mendonca*



L.H.F.P.



R.H.F.P.				

*Charles Mendonca*

*Charles Mendonca*



*Charles Mendonca*

*Charles Mendonca*

*Charles Mendonca*



SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED  
PARTY OF THE SECOND PART, THE PURCHASER NO.1  
**SAUVAGE HOMES PRIVATE LIMITED THROUGH ITS**  
**DIRECTOR MR. VIKRANT SURYAKANT NAIK**



L.H.F.P.



R.H.F.P.



Gin to      pink      Sheds

pink      Musins      Bender      Khai

Gin to      Saris      Loni

Hartins.      Audares

ED. EST. © 2021. SAUVAGE HOMES PRIVATE LIMITED



IN THE PRESENCE OF: -

1. Anish Arjun Chavan,  
R/o Flat No.A/6, 2<sup>nd</sup> Floor,  
Sagar Kanya HSG CO-OP Society,  
Near Cross, Sasmollem, Baina,  
Vasco-Da-Gama, South Goa, 403802

*[Signature]*

2. Robin Alban,  
R/o Aquarius KAD,  
F2-404, Chaudi Caddo,  
Marna , North Goa, 403517

*[Signature]*



*[Signature]* *[Signature]* *[Signature]*

*[Signature]* *[Signature]* *[Signature]*  
*[Signature]* *[Signature]* *[Signature]*



*[Signature]*



**FORM I & XIV**

100017273737

Date : 14/06/2023

नमुना नं १ व १४

Page 1 of 1

Taluka BARDEZ

तालुका

Village Socorro

गांव

Name of the Field Nilguem

शेताचें नांव

Survey No. 184

सर्वे नंबर

Sub Div. No. 16

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
0000.30.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.30.00

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 जमीन	Grand Total एकूण
0000.02.75	0000.00.00	0000.02.75	0000.32.75

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

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Maria Francisco Pinto		864	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
-----Nil-----		

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे 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 Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	-----Nil-----									

## End of Report

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





**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**

BARDEZ Taluka

SOCORRO Village



Scale 1:4000

Reference No.: 1000000398592



This is for Information Purpose Only





## Government of Goa

## Document Registration Summary 2

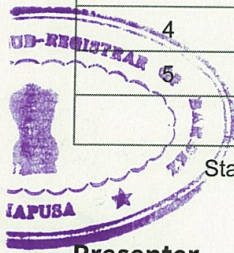
Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date &amp; Time : - 14-Jun-2023 02:32:04 pm

Document Serial Number :- 2023-BRZ-2950

Presented at 02:21:30 pm on 14-Jun-2023 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	1610000
2	Registration Fee	966000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	3140
<b>Total</b>		<b>2591140</b>



Stamp Duty Required :1610000/-

Stamp Duty Paid : 1610000/-



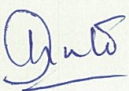


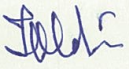








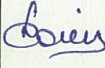









## Presenter

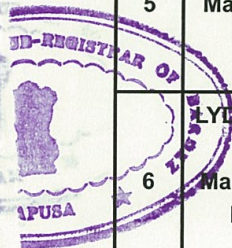
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIKRANT SURYAKANT NAIK Director Of SAUVAGE HOMES PRIVATE LIMITED ,Father Name:SURYAKANT NAIK, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H NO 302 BLOCK 8 TYPE B MILROC KADAMBA NEAR FERN KADAMBA HOTEL OLD GOA VTC BAINGUINIM PO VELHA GOA TISWADI NORTH GOA 403402, Address2 - , PAN No.: [REDACTED]			

## Executer









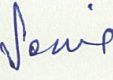
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARCUS FLORENCIO PINTO , Father Name:JOSEPH XAVIER PINTO, Age: 73, Marital Status: Married ,Gender:Male,Occupation: Other, HOUSE NO 344 UBOVADO SALVADOR DO MUNDO BARDEZ BETIM NORTH GOA, PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MARCUS FLORENCIO PINTO , Father Name:JOSEPH XAVIER PINTO, Age: , Marital Status: , Gender:Male,Occupation: Other, H NO 344 UBOVADO SALVADOR DO MUNDO BARDEZ BETIM NORTH GOA 403101, PAN No.: [REDACTED] , as Power Of Attorney Holder for JOYCE PINTO			
3	FRANCISCO FERNANDO MARTINS , Father Name:FRANCISCO ANDRE JOHN MARTINS, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Other, 455 PAITHONA SALVADOR DO MUNDO NORTH GOA, PAN No.: [REDACTED]			
4	YVONNE FERNANDO MARTINS , Father Name:EDWORD CORREIA, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Other, 455 PAITHONA SALVADOR DO MUNDO NORTH GOA, PAN No.: [REDACTED]			
5	INOCENCIO R LOUIS , Father Name:SANTAN PEDRO LOUIS, Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, H NO 458 VAIGIN WADDO NACHINOLA NORTH GOA, PAN No.: [REDACTED]			
6	LYDIA FATIMA LOUIS , Father Name:EFIFIANO LOURENCE D COSTA, Age: 68, Marital Status: Married ,Gender:Female,Occupation: Other, H NO 458 VAIGIN WADDO NACHINOLA NORTH GOA, PAN No.: [REDACTED]			
7	GERSON LAZARO PINTO , Father Name:BENJAMIN PINTO, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Other, HOUSE NO 253 VADDEM SOCORRO PORVORIM NEAR SANTA CRUZ CHAPEL PORVORIM GOA, PAN No.: [REDACTED]			
8	CARMELINA ARCANGELA PINTO , Father Name:REMEDIIO FERNANDES, Age: 66, Marital Status: Married ,Gender:Female,Occupation: Other, HOUSE NO 253 NEAR SANTA CRUZ CHAPEL VADDEM SOCORRO PORVORIM NORTH GOA, PAN No.: [REDACTED]			
9	SELMA ADELAIDE MENDONCA , Father Name:EIGIDIOUS PINTO, Age: 54, Marital Status: Married ,Gender:Female,Occupation: Advocate, 398 LEOBERN VILLA AUCHIT VADDO BARDEZ ASSONORA ASSONORA NORTH GOA, PAN No.: [REDACTED]			



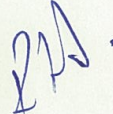







Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	<b>CHARLES MENDONCA</b> , Father Name:LEO MENDONCA, Age: 62, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Other, 398 LEOBERN VILLA AUCHIT VADDO BARDEZ ASSONORA ASSONORA NORTH GOA, <b>PAN No.:</b> [REDACTED]			
11	<b>VIKRANT SURYAKANT NAIK</b> Director Of SAUVAGE HOMES PRIVATE LIMITED , Father Name:SURYAKANT NAIK, Age: 36, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, H NO 302 BLOCK 8 TYPE B MILROC KADAMBA NEAR FERN KADAMBA HOTEL OLD GOA VTC BAINGUINIM PO VELHA GOA TISWADI NORTH GOA 403402, <b>PAN No.:</b> [REDACTED]			
12	<b>SONIA MAHAJAN</b> , Father Name:ASHWANI KUMAR SONI, Age: 57, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Business, H NO 58 A/D GANDHINAGAR GANDHINAGAR JAMMU JAMMU AND KASHMIR, <b>PAN No.:</b> [REDACTED]			

Witness:

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>ROBIN ALBAN</b> ,Age: 41,DOB: 1982-01-13 ,Mobile: 7875222604 ,Email: ,Occupation:Other , Marital status : <b>Unmarried</b> , Address:403517, AQUARIUS KA F2-404 CHAUDI CADDO MARNA NORTH GOA, AQUARIUS KA F2-404 CHAUDI CADDO MARNA NORTH GOA, Marna, Bardez, NorthGoa, Goa			
2	Name: <b>ANISH ARJUN CHAVAN</b> ,Age: 26,DOB: 1996-10-21 ,Mobile: 7875222604 ,Email: ,Occupation:Other , Marital status : <b>Unmarried</b> , Address:403803, FLAT NO A/6 2ND FLOOR , FLAT NO A/6 2ND FLOOR , SAGAR KANYA HSG CO-OP SOCIETY , NEAR CROSS SASMOLLEM BAINA VASCO DA GAMA SOUTH GOA , Vasco Da Gama, Mormugao, SouthGoa, Goa			

  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2023-BRZ-2950



Document Serial No:-2023-BRZ-2950

Book :- 1 Document

Registration Number :- **BRZ-1-2802-2023**

Date : 14-Jun-2023

*Guaya*



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

**SUB-REGISTRAR  
BARDEZ**

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*Costa*