

(Rupees Nineteen Lakh Sixty thousand Only)

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Sold To/Issued To:  
Vianaar Infra LLP  
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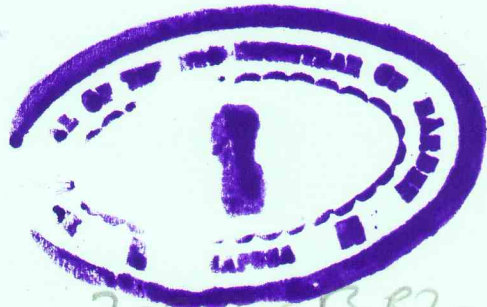
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For CITIZEN CREDIT™  
CO-OP BANK LTD

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Name of Purchaser VIANAAR INFRA LLP



Car. No. 2022-13R2-1951

27/04/2022

**DEED OF SALE**

This Deed of Sale is made on this 22<sup>nd</sup> day of Month  
of April in the year Two Thousand and Twenty Two

*Apoll*  
*Janet*

*Quinn*  
*Barreto*

*Barret*  
*Dube*

Vianaar Infra LLP  
*Quinn*  
Authorized Signatory

*Barro*  
*Rodrigues*  
*Penix*  
*OBarreto*

*Almeida*  
*Rafaela*  
*Mendes*  
*Almeida*  
*Botelho*

POA FOR  
VENDOR NO 66

**BETWEEN**

1) **MRS. MARIA MONICA RAPOSO** alias Monica Baretto , w/o Late Pedro Paul Barreto alias Pedro Paulo Barreto, 59 years of age, widow, service, Indian National, having Aadhar card no. [REDACTED] and Pan Card bearing no [REDACTED] and R/o H .No 1385, Bondir Tiswadi, Stanta Cruz, North-Goa 403005.

2a) **MR. MELROY MENINO BARRETO**, s/o Late Pedro Paul Barreto alias Pedro Paulo Barreto, 29 years of age, married, Indian National, having Aadhar card no [REDACTED] and Pan Card bearing no [REDACTED], R/o H.No 1385, Bondir Tiswadi, Santa Cruz, North-Goa 403005 and his wife

2b) **MRS. ALVITA RHEA CORREIA**, w/o Melroy Menino Barreto, 27 years of age, married, Indian National, having Aadhar Card no [REDACTED] and Pan Card [REDACTED], and R/o 478 Corte De Oiteiro, Panaji-H O, Tiswadi, North-Goa 403001.

3) **MR. JOEL CARLISTO BARRETO**, S/o Late Pedro Paul Barreto alias Pedro Paulo Barreto, 19 years of age, unmarried, Indian National, Having Aadhar Card no. [REDACTED] and Pan Card no. [REDACTED] and R/o 1385 Bondir, Tiswadi Calapur, Goa Panaji, North-Goa, 403005.



*Joel Barreto*  
*Alvita Correia*  
*Maria Monica Raposo*

*Barreto*  
*Alvita*  
**Vianaar Infra LLP**  
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**POA FOR VENDOR NO 66**

4a) **MR. CIRILO SEBASTIAO BARETTO** alias Cirilo Sebastiao Barreto alias Cirilio Sebastiao Baretto alias Cirilo Sabastiao Barreto, s/o Late Assuncao Roque Menino Baretto alias Assusao Barreto alias Assuncao Menino Barreto, 66 years of age, married, retired, Indian National, having Aadhar Card bearing no [REDACTED] and Pan Card bearing no [REDACTED] and his wife

4b) **MRS. SARIKA BARETTO** alias Sarita Baretto alias Sarrica Rodrigues, W/o Cirilo Sebastiao Baretto alias Cirilo Sebastiao Barreto alias Cirilio Sebastiao Baretto alias Cirilo Sabastiao Barreto, 58 years of age, married, housewife, Indian National, having Aadhar Card bearing no [REDACTED] and Pan card bearing no [REDACTED] and both R/o 1385, Santa Cruz, Ilhas, North Goa 403005.

5a) **MR. LUDOVICO V N SABASTIAO BARETTO** alias Ludovico V N Sabastiao Barreto alias Ludovico Baretto alias Ludovico Vila Nova Sebastiao Barreto, s/o Late Assuncao Roque Menino Baretto alias Assusao Barreto alias Assuncao Menino Barreto, 63 years of age, married, Indian National, retired, having Aadhar Card bearing no [REDACTED]

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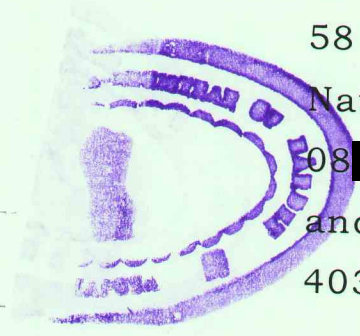
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Barreto

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Barreto  
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Rodrigues

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Almeida  
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**POA FOR VENDOR NO 65**

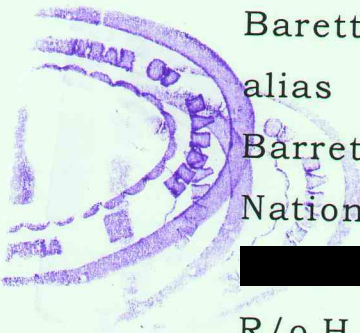


3878 and Pan Card bearing no [REDACTED] and his wife

**5b) MRS. RUBY BARETTO** alias Rubu Barreto alias Rozina Mascarenhas alias Rozina Barreto, w/o Ludovico V N Sabastiao Baretto alias Ludovico V N Sabastiao Barreto alias Ludovico Baretto alias Ludovico Vila Nova Sabastiao Barreto 55 years of age, housewife, married, Indian National, having Aadhar Card bearing no [REDACTED], Pan card bearing no [REDACTED] and Both R/o 1385, Santa Cruz, Ilhas, North Goa 403005.

**6a) MR. EGIPSY SEBASTIAO BARETTO** alias Egypsy Baretto, S/o Late Assuncao Roque Menino Baretto alias Assusao Barreto alias Assuncao Menino Barreto, 55 years of age, service, married, Indian National, having Aadhar Card bearing no [REDACTED] and Pan Card bearing no [REDACTED], R/o H No 472/SF-5, 2nd Floor, Zenith Apartments, Block A, Marra, Pilerne, Bardez-Goa 403114 and his wife

**6b) MRS. VERA SANTAN BOTELHO E BARRETO** alias Vera Baretto alias Vera Santan Botelho, w/o Mr. Egypsy Sebastiao Baretto alias Egypsy Baretto, 50 years of age, married, Portuguese National, housewife, having OCI card bearing no [REDACTED]



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*Y Janet  
Raneis  
Barreto*

**Vianaar Infra LLP**  
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**Authorized Signatory**

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*Barreto*  
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*Almeida Botelho*  
*[Signature]*

**POA FOR VENDOR NO 86**

and Pan Card bearing no [REDACTED], R/o H No 472/SF-5, 2nd Floor, Zenith Apartments, Block A, Marra, Pilerne, Bardez-Goa 403114 herein represented by her Power of Attorney holder her brother **MR. SIMON ALEIXO DOMINGOS BOTELHO**, s/o Caetano Joao Botelho, 44 years of age, service, Indian National, holding Aadhar Card no [REDACTED] and r/o H No 635 Khailem Bhat, Cujira, Santa Cruz, Tiswadi-Panjim-403005, Goa vide Power of Attorney dated 2/2/2022 duly attested before the High Commission of India London and adjudicated before the Additional Collector I North Goa Panjim under no 964.



**7a) MRS. OFELIA PEREIRA** alias Ophelia Alzira Pereira, d/o Late Assuncao Roque Menino Baretto alias Assusao Barreto alias Assuncao Menino Barreto, 59 years of age, housewife, married, Indian National, having Aadhar Card bearing no [REDACTED] and Pan Card bearing [REDACTED] and her husband

**7b) MR. JOSE LUIS V PEREIRA** alias Jose Pereira, S/o Mariano V Pereira, 61 years of age, married, retired, Indian National, having Aadhar Card bearing no [REDACTED] and Pan Card bearing no [REDACTED] and both R/o H.No 1112, Segundo Bairo, Santa Cruz, North-Goa 403005.

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**Botelho**  
**POA FOR**  
**VENDOR NO**  
**66**

8a) **MRS. ROBERTINA BARETTO** alias Robertina Candolina De Almeida alias Robertina Baretto E Almeida, D/o Late Assuncao Roque Menino Baretto alias Assusao Barreto alias Assuncao Menino Barreto, 61 years of age, married, housewife, Indian National, having Aadhar card bearing no [REDACTED] and Pan Card bearing no [REDACTED] and her husband

8b) **MR. PEDRO LUIS JOAQUIM ALMEIDA** alias Pedro Luis Agnelo De Almeida, S/o Miguel Vicente De Almeida, 61 years of age, married, Indian National, retired, having Aadhar Card no [REDACTED] and Pan Card bearing no [REDACTED] and both R/o H No 176, FF1, Vinrose Enclave, Near Miramar Beach, Caranzalem, North-Goa 403002.



9) **MRS. MARIA UBALDINA DE ALMEIDA E BARRETO** alias Maria Ubaldina de Almeida w/o Late Sebastiao Barreto alias Sebasteao Barreto, 70 years of age, widow, Indian National, Aadhar no. [REDACTED] and Pan Card bearing no [REDACTED] and R/o H.No.138, Buttem Bhat Merces- Goa hereinafter referred to as the **"VENDORS"** (which expression shall unless

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*[Signature]*  
**POA FOR VENDOR NO 6b**

repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

**AND**

**VIANAAR INFRA LLP.**, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAP-0902, having PAN No. [REDACTED] and their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Managing Director **MR. AKSHAY CHAUDHRY**, son of Late Ajay Chaudhry, 37 years of age, married, Holder of PAN Card no. [REDACTED] Indian National, r/o E 47, Sector 39, Near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310 vide Board of Directors resolution no. 19/2021-22 dated 25/3/2022 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) of the **SECOND PART** represented herein through duly constituted Power of Attorney Holder, **MR. RALPH FRANCIS MASCARENHAS**, son of Mr. Melwyn Mascarenhas, 31 years of age, Indian



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*Boach*  
*Raneia*  
*Jarrito*

*Paul*  
*Maerle*

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*Barret*  
*Rodrigues*  
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*Anda*  
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POA FOR  
VENDOR NO  
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National, Service, Unmarried, Holder of PAN Card no. [REDACTED] and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 19/4/2022 duly notarized before the Notary Public Adv Madhumita Salatry, bearing Registration No. 3628/22 at Mapusa.

**AND WHEREAS** there exist an Immovable property known as 'LINGDICH0 SHENDO' also known as CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa, State of Goa, neither found to be described in the Land Registration Office of Bardez and registered in the Taluka Revenue office of Bardez under no 552, and surveyed under Survey No. 10, Sub-division No. 4, (Survey No. 10/4) admeasuring 5000 square meters of Village Marra, Bardez hereinafter referred to as the SAID LARGER PROPERTY and which is more particularly described in SCHEDULE I hereunder

**AND WHEREAS** the SAID LARGER PROPERTY was originally owned by FILOMENA SOARES, MARIA BERTA ELVIDIA FILOMENA JOAQUINA RIBEIRO



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*M. Soares*  
*Ribeiro*  
*Barreto*

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POA FOR  
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ALAI BERTA RIBEIRO and ANA IDA JOSEFINA DE ANUNCIACAO RIBEIRO E MENEZES alias ANA IDA JOSEFINA DE ANUNCIACAO REBEIRO E MENEZES alias ANA IDA JOSEFINA D ANUNCIACAO RIBEIRO E MENEZES.

**AND WHEREAS** in the Manual Form I and XIV of the SAID LARGER PROPERTY reflects the name of ANA IDA JOSEFINA DE ANUNCIACAO REBEIRO E MENEZES

**AND WHEREAS** in the FORM 9 of the SAID LARGER PROPERTY reflects the name of ANA IDA JOSEFINA D ANUNCIACAO RIBEIRO E MENEZES



**AND WHEREAS** the SAID LARGER PROPERTY came to be purchased by ASSUNCAO ROQUE MENINO BARRETO from FILOMENA SOARES, MARIA BERTA ELVIDIA FILOMENA JOAQUINA RIBEIRO ALAIS BERTA RIBEIRO and ANA IDA JOSEFINA DE ANUNCIACAO RIBEIRO E MENEZES vide Deed of Sale dated 3/6/1977 which came to be registered before the Sub Registrar of Ilhas under registration no 432 at Book no I, Vol no 116 dated 23/6/1977

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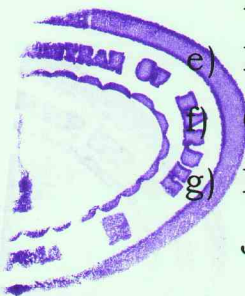
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Authorized Signatory

POA FOR VENDOR NO 66

**AND WHEREAS** thereafter an Inventory Proceedings bearing no 09/2002/B came to be initiated before the Civil Judge Senior Division at Panjim on the death of Mr. Assumpcao Roque Menino Baretto and Mrs. Maria Carmelina Fernandes who expired on 06/01/1993 and 15/06/1990 respectively without any will or testamentary disposition of their last wishes but leaving behind their children as their sole and universal heirs namely

- a) Sabastiao Baretto married to Maria Ubaldina De Almeida e Baretto
- b) Pedro Paul Baretto married to Monica Baretto
- c) Cirilo Sabastiao Baretto married to Sarika Baretto
- d) Ludovico V N Sabastiao Baretto married to Ruby Baretto
- e) Egypsy Baretto married to Vera Baretto
- f) Ofelia Pereira married to Jose Pereira
- g) Robertina Baretto e Almeida married to Pedro Luis Joaquim Almeida



**AND WHEREAS** the SAID LARGER PROPERTY came to listed in two ITEMS i.e as Item No VIII admeasuring 905 square meters and Item No IX admeasuring 4095 square meters in the corrected list of assets.

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Pereira  
Baretto

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**Authorized Signatory**

**POA FOR VENDOR NO 66**

**AND WHEREAS** thereafter consent terms dated 19/03/2013 came to be filed in the said Inventory Proceedings bearing no 09/2002/B whereby the SAID LARGER PROPERTY came to be allotted in two parts whereby Item NO VIII came to be allotted to Sebastiao Barreto and his wife Maria Ubaldina de Almeida e Barreto and Item No IX came to be allotted to Pedro Paul Baretto and his wife Monica Baretto, Cirilo Sebastiao Baretto and his wife Sarika Baretto, Ludovico V N Sabastiao Baretto and his wife Rosina Baretto, Egypsy Baretto and his wife Vera Baretto, Ofelia Pereira and her husband Jose Pereira, Robertina Baretto e Almeida and her husband Pedro Luis Joaquim Almeida.

**AND WHEREAS** the said Inventory Proceedings came to be disposed vide order dated 21/3/2013 by confirming the said consent terms dated 19/3/2013.



**AND WHEREAS** thereafter a Deed of Succession and Qualification of Heirs dated 01/02/2022 came to be initiated before the Sub Registrar of Tiswadi on the death of Pedro Paul Barreto alias Pedro Paulo Barreto who expired on 09/02/2014 at Goa Medical College Bambolim-Goa without leaving behind a will or testamentary disposition of his last wishes but leaving behind his wife Mrs. Maria Monica Raposo alias Monica Baretto and his two son namely Mr.

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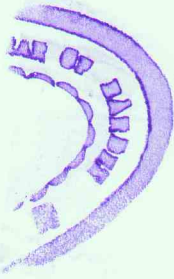
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**POA FOR VENDOR NO 66**

Melroy Menino Barreto and Mr. Joel Carlisto Barreto which came to be drawn on 01/02/2022 at Folio 56 to 59 of Book No 752.

**AND WHEREAS** thereafter a Deed of Succession dated 7/3/2022 came to be initiated before the Sub Registrar of Tiswadi on the death of Mr. Sebastiao Barreto alias Sebasteao Barreto expired on 09/11/2020 (Nine Eleven two thousand and Twenty) at Merces intestate and without executing any Will or Gift or any other disposition of his last wish but leaving behind only his moiety holder his wife Maria Ubaldina De Almeida e Barreto alias Maria Ubaldina De Almeida without any issues but leaving behind his brothers and sisters i.e 1) Mr. Cirilo Sebastiao Barreto married to Mrs. Sarrica Rodrigues 2) Mr. Pedro Paulo Barreto married to Mrs. Maria Monica Raposo, 3) Ludovico Vila Nova Sebastiao Barreto married to Rozina Mascarenhas 4) Mr. Egipsy Sebastiao Barreto married to Vera Santan Botelho 5) Mrs. Ofelia Alzira Barreto married to Jose Luis Vito Pereira 6) Robertina Candolina Barreto alias Roberina Candolina Baretto married to Pedro Luis Agnelo de Almeida which came to be registered in Book no 752 of Notorial Deeds at page 127.



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*Barreto*  
*Barreto*

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*Pereira*  
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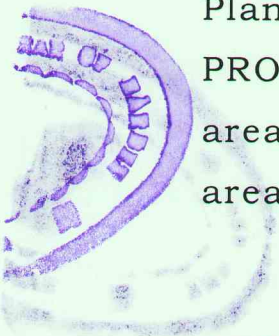
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POA FOR  
VENDOR NO  
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**AND WHEREAS** the said Mr. Melroy Menino Barreto is married to Alvita Rhea Correia which marriage came to be registered before the Civil Registrar Sub Registrar of Tiswadi-Panjim against entry no MR-TIS-95-2022 on 11/1/2022.

**AND WHEREAS** the Vendors no 1, 2a, 2b, 4a, 4b, 5a, 5b, 6a, 6b, 7a,7b, 8a and 8b are married under the regime of Communion of Assets.

**AND WHEREAS** the said VENDOR no 9 was married under the regime of communion of assets.

**AND WHEREAS** the said VENDORS have filed an application under Section 49(6) of the Town and Country Planning Act before the Town and Country Planning Department for plotting the SAID LARGER PROPERTY into two plot i.e PLOT A admeasuring an area of 2278 sq meters and PLOT B admeasuring an area of 2722 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 B vide Ref.No:

*Alvita Rhea Correia*  
*M. Barreto*  
*Reneis Barreto*

*Barreto*  
*Barreto*

*Peneis Barreto*  
*Rodrigues*

*Alvita Rhea Correia*  
*Alvita Rhea Correia*

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Authorized Signatory

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POA FOR  
VENDOR NO  
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NOC/49(6)/2216/Marra/TCP-22/1632 dated 29/3/2022.

**AND WHEREAS** out of the Said Larger Property which is more particularly described in Schedule I herein below there exist a PLOT B admeasuring 2722 sq. mts. forming part of the larger property and this property shall hereinafter be referred to as the ('SAID PLOT B'), and more particularly described under SCHEDULE II herein below

**AND WHEREAS** the above named VENDORS declare that they own and possess the "SAID PLOT B", admeasuring 2722 Square Meters, situated at Marra 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 B" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

**AND WHEREAS** the VENDORS have also represented to the PURCHASER herein, that there are no cases

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*[Handwritten signatures: Brand, Pimenta]*

*[Handwritten signatures: Pereira, Barreto, Rodriguez]*

*[Handwritten signatures: Almeida, Alveda, Lida]*

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POA FOR  
VENDOR NO  
66

pending in any court of law in respect of the "SAID PLOT B".

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

That the "SAID PLOT B" 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 other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOT B" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PLOT B" 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 B" 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



*Dejole*  
*M. Jansen*  
*Pameri*  
*Jarrelis*

*Borel*  
*Barthe*  
*Peneis*  
*Barreto*  
*Robigles*

**Vianaar Infra LLP**  
*Pur*  
**Authorized Signatory**

*Almaida*  
*Riffmida*  
*Linda*  
*Bealch*  
**POA FOR VENDOR NO 66**

Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PLOT B";

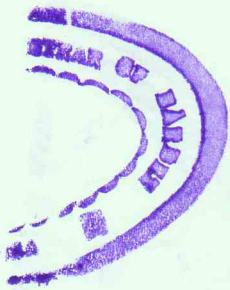
That neither the "SAID PLOT B" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

That neither the "SAID PLOT B" 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.

That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT B".

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

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



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*M. Pamek  
Rameia  
Pamek*

*Bond  
Pule*

*Penia  
Barreto  
Rodrigues*

*Almeida  
Raimunda  
Pinda  
Oliveira*

**Vianaar Infra LLP**  
*Pule*  
**Authorized Signatory**

*Bobelt*  
**POA FOR  
VENDOR NO  
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now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOT B" 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 B" 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 B" more particularly described under SCHEDULE - II hereunder written, to the PURCHASER.

**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 B" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOT B" to the PURCHASER for a total price and/or consideration of **Rs. 4,35,52,000/-** (**RUPEES FOUR CRORE THIRTY FIVE LAKHS**



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*M. Janet  
Renuia  
Barreto*

*Barreto*  
*Rosario*

*Penar*  
*Barreto*

*Robrigues. Lida*  
*Rahmida*

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POA FOR  
VENDOR NO  
66**

**Vianaar Infra LLP**

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**Authorized Signatory**



**FIFTY TWO THOUSAND 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 B" 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:

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



1. That in consideration of payment of **4,35,52,000/- (RUPEES FOUR CRORE THIRTY FIVE LAKHS FIFTY TWO THOUSAND ONLY)** is paid by the PURCHASER to the VENDORS in the manner more particularly stipulated in the Schedule III hereunder, which 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 PLOT B which property is more particularly described in Schedule II hereunder

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*[Handwritten signatures: M. Faverate, Rameia, Barreto]*

*[Handwritten signatures: Peneu, OBarreto]*

*[Handwritten signatures: R. Almeida, R. Almeida]*

*[Handwritten signature: Sabugues]*

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Authorized Signatory

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 B 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 B 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. The VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PLOT B" described in the SCHEDULE - II hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PLOT B including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PLOT B"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PLOT B"



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Authorized Signatory

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VENDOR NO  
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absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PLOT B" hereby sold and conveyed in favour of the PURCHASER.

3. That the VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT B" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PLOT B".

4. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PLOT B" hereby sold to him as his own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.



5. That the VENDORS covenant with the PURCHASER as under:-

(a) that they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOT B" unto the PURCHASER and placing him in possession of the same according to the true intent and

  
  
  
  
  
  
  
  
  
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meaning of these presents, that shall or may be reasonably required;

(b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PLOT B";

(c) that they have not created any charge and encumbered the "SAID PLOT B" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PLOT B" and/or any part thereof;

(d) that they have good, clear, legal, marketable, subsisting title over the "SAID PLOT B" hereby sold and that the same is free from all encumbrances;

(e) that the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PLOT B", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

(f) that there are no outstanding dues in respect of the "SAID PLOT B" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PLOT B" shall be borne and paid by the VENDORS up to the date of registration of this



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Authorized Signatory

present Sale Deed and thereafter by the PURCHASER.

6. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PLOT B", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PLOT B" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.

7. That the VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PLOT B" and/or any part thereof. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss,









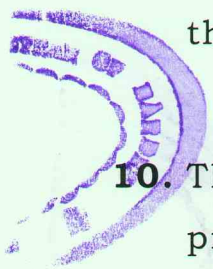

  
**Vianaar Infra LLP**  
  
 Authorized Signatory

POA FOR VENDOR NO 65

damage etc. in respect to the "SAID PLOT B" hereby sold.

8. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

9. That in case of increase in the area of the SAID PLOT B if found on loco at any time in future on resurvey, then the same shall exclusively be 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, 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.



10. 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.











  
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**Authorized Signatory**
  
**POA FOR VENDOR NO 66**

11. The VENDORS and the PURCHASER hereby declare that the SAID PLOT B in a transaction do not belong to Schedule Caste/Schedule Tribe under Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. Price paid corresponds to the market value the SAID PLOT B and accordingly stamp duty of **RS. 19,60,000/- (RUPEES Nineteen Lakhs Sixty Thousand Only ONLY)** has been affixed herewith.

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Pereira  
Barreto

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Almeida  
Almeida

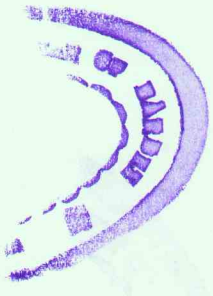
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Joaquim  
Ribeiro  
Barreto

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Rodrigues

Vianaar Infra LLP

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Authorized Signatory



**SCHEDULE I**

All that Immovable property known as 'LINGDICHOSHENDO' also known as CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa, State of Goa, neither found to be described in the Land Registration Office of Bardez and registered in the Taluka Revenue office of Bardez under no 552, having old cadastral no 1356 and presently surveyed under Survey No. 10, Sub-division No. 4, (Survey No. 10/4) admeasuring 5000 square meters of Village Marra, Bardez and the said property is bounded as follows:

East: By property bearing survey no 10/5, 10/6, 10/10, 10/11, 10/14 and Road of village Marra;

West: By property bearing survey no 10/3, 10/2 10/1, 10/13 and survey no 13/4 and 13/15 of village Marra;

North: By Property bearing survey no 9/20 of Village Marra

South: By property bearing survey no 14/ 2, 14/8, 14/7-A, 14/7-B and Road of village Marra;

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*Pené*  
*Barreto*  
*Rodrigues*  
*Almeida*  
*Amida*  
*Barreto*  
*Barreto*  
*Barreto*

**Vianaar Infra LLP**  
*Pené*  
**Authorized Signatory**

**Barreto**  
**POA FOR**  
**VENDOR NO**  
**66**

**SCHEDULE II  
(SAID PLOT B)**

All that distinct and independent portion of above referred Said PLOT B known 'LINGDICHO SHENDO' also known as CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS admeasuring an area of 2722 square meters which PLOT forms an exclusive and independent part of the SAID LARGER PROPERTY more particularly described in schedule I herein above and bounded as under

East: By property bearing survey no 10/14 of village Marra;

West: By property bearing survey no 10/13, 13/4 and 13/15 of village Marra;

North: By Part Property bearing Plot A of Survey no 10/4 of Village Marra

South: By Property bearing survey no 14/7-A, 14/7-B, 14/8, ~~14/2~~ and ~~Road~~ of village Marra; and partly by Marra Village Road

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*Botelt*

*Penem*  
*Alfede*

*H. Parnel*  
*Queria*  
*Parneto*

*Barroto*  
*Robrigues*

*Penem*  
*Barroto*  
*Robrigues*

*Alheidi*  
*RAlneida*  
*Almeida*

*Barroto*

*Botelt*  
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VENDOR NO  
66

Vianaar Infra LLP  
*[Signature]*  
Authorized Signatory

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**SCHEDULE III**  
**PAYMENT SCHEDULE**

| Sr No        | Name of Vendor                           | TDS    | Sale Price      | TDS DED          | Net payable        |
|--------------|--|--------|-----------------|------------------|--------------------|
| 1            | MARIA MONICA RAPOSO                      | 1%     | 3026000         | 30260            | 2995740            |
| 2(a)         | MELROY MENINO BARRETO                    | 1%     | 756500          | 7565             | 748935             |
| 2(b)         | MRS. ALVITA RHEA CORREIA                 | 1%     | 756500          | 7565             | 748935             |
| 3            | MR. JOEL CARLISTO BARRETO                | 1%     | 1513000         | 15130            | 1497870            |
| 4(a)         | CIRILO SEBASTIAO BARETTO                 | 1%     | 3026000         | 30260            | 2995740            |
| 4(b)         | MRS. SARIKA BARETTO                      | 1%     | 3026000         | 30260            | 2995740            |
| 5(a)         | MRS LUDOVICO V N SABASTIAO BARETTO       | 1%     | 3026000         | 30260            | 2995740            |
| 5(b)         | MRS. RUBY BARETTO                        | 1%     | 3026000         | 30260            | 2995740            |
| 6(a)         | MR. EGIPSY SEBASTIAO BARETTO             | 1%     | 4236400         | 42364            | 4194036            |
| 6(b)         | MRS. VERA SANTAN BOTELHO E BARRETO       | 22.88% | 1815600         | 415409.28        | 1400190.72         |
| 7(a)         | MRS. OFELIA PEREIRA                      | 1%     | 3026000         | 30260            | 2995740            |
| 7(b)         | MR. JOSE LUIS V PEREIRA                  | 1%     | 3026000         | 30260            | 2995740            |
| 8(a)         | MRS. ROBERTINA BARETTO                   | 1%     | 3026000         | 30260            | 2995740            |
| 8(b)         | MR. PEDRO LUIS JOAQUIM ALMEIDA           | 1%     | 3026000         | 30260            | 2995740            |
| 9(b)         | MRS. MARIA UBALDINA DE ALMEIDA E BARRETO | 1%     | 7240000         | 72400            | 7167600            |
| <b>Total</b> |  |        | <b>43552000</b> | <b>832773.28</b> | <b>42719226.72</b> |

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 22 day of April month and the year Two Thousand and Twenty Two, herein above mentioned.

  
**Vianaar Infra LLP**  
  
**Authorized Signatory**

SIGNED AND DELIVERED

By within name

the Vendor no 1

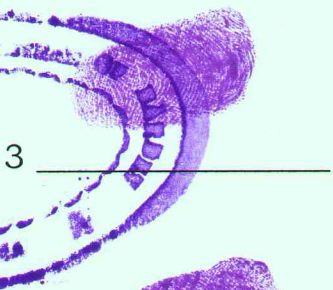


**MRS. MARIA MONICA RAPOSO**

( L.H.F.I)

( R.H.F.I)

*Raposo*



*Raposo*  
*Janet*  
*Raposo*  
*Raposo*

*Raposo*  
*Raposo*

*Penin*  
*Barreto*  
*Fabrigues*

*Abreu*  
*Almada*  
*Lida*

*Raposo*

**Vianaar Infra LLP**  
  
**Authorized Signatory**

**PQA FOR**  
**VENDOR NO**  
**66**

SIGNED AND DELIVERED

By within name  
the Vendor no 2a

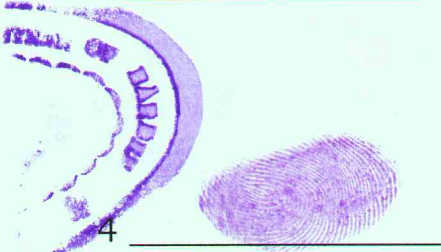
**MR. MELROY MENINO BARRETO**



*M. Barreto*  
*M. Barreto*

( L.H.F.I)

( R.H.F.I)



*[Handwritten signatures]*  
*M. Barreto*  
*Barreto*

*Melroy Barreto*  
*Rodriguez*

*Alexandre*  
*R. Almeida*  
*Almeida*

**Vianaar Infra LLP**

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**Authorized Signatory**

**POA FOR  
VENDOR NO**

**66**

SIGNED AND DELIVERED

By within name

the Vendor no 2b

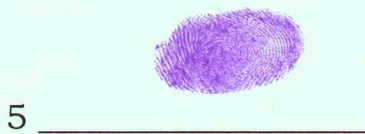
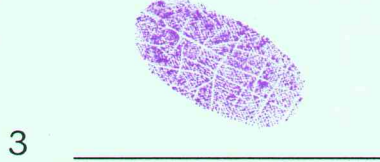
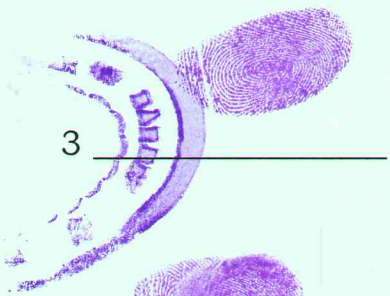
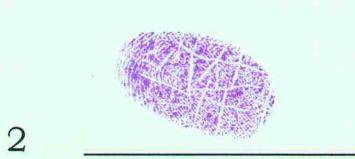
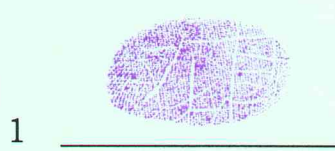
**MRS. ALVITA RHEA CORREIA**



*Alvita Correia*

( L.H.F.I)

( R.H.F.I)



*Alvita Correia*  
*Alvita Correia*  
*Alvita Correia*  
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*Alvita Correia*

*Penia*  
*Obarreto*  
*Sobrigues.*

*Alvita Correia*  
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**Vianaar Infra LLP**  
*[Signature]*  
**Authorized Signatory**

**POA FOR VENDOR NO 6b**

SIGNED AND DELIVERED

By within name  
the Vendor no 3

**MR. JOEL CARLISTO BARRETO**

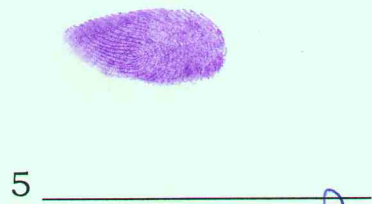
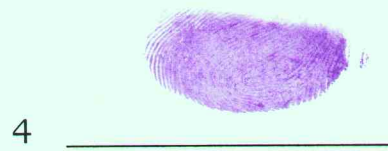
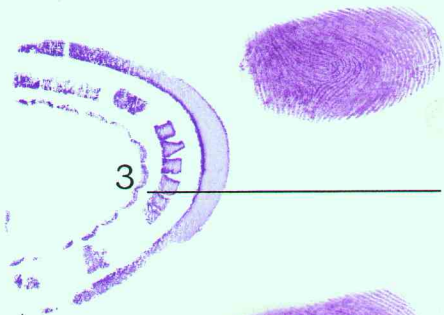
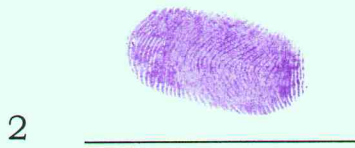
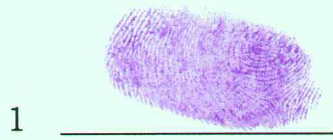
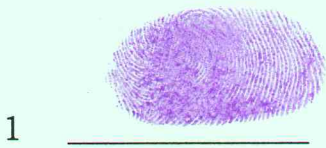


*Barreto*

*Barreto*

( L.H.F.I)

( R.H.F.I)



*Alfonso*  
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*Barreto*

*Penia*  
*O Barreto*  
*Adriana*

*Abelardo*  
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*Andra*

*POA FOR*  
**VENDOR NO**  
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**Vianaar Infra LLP**

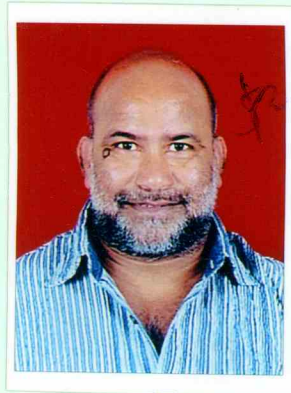
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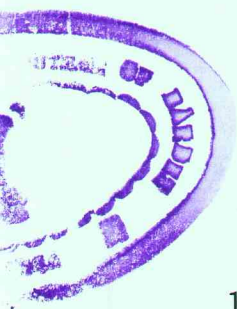
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the Vendor no 4a

**MR. CIRILO SEBASTIAO BARETTO**

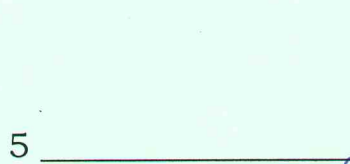


*Baretto*



( L.H.F.I)

( R.H.F.I)



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*Cirilo Sebastiao Baretto*  
*Rodrigues*

*Adriano de*  
*Rafael de*  
*Almeida*

*[Signature]*

*Paulo*  
*Ribeira*  
*Baretto*

**Vianaar Infra LLP**  
*[Signature]*  
**Authorized Signatory**

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**Botelho**  
**POA FOR**  
**VENDOR NO**  
**66**

SIGNED AND DELIVERED

By within name

the Vendor no 4b



*Rodrigues*

**MRS. SARIKA BARETTO**

( L.H.F.I)

( R.H.F.I)

*Rodrigues*



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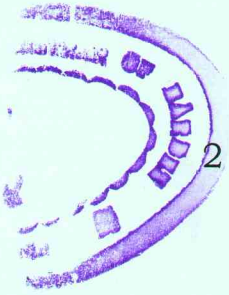
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Rodrigues*

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Almeida*

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Botelho*

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Barreto*

Vianaar Infra LLP

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Authorized Signatory

POA FOR  
VENDOR NO  
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SIGNED AND DELIVERED

By within name  
the Vendor no 5a



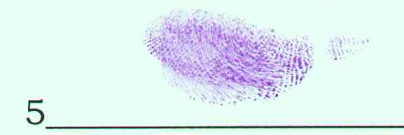
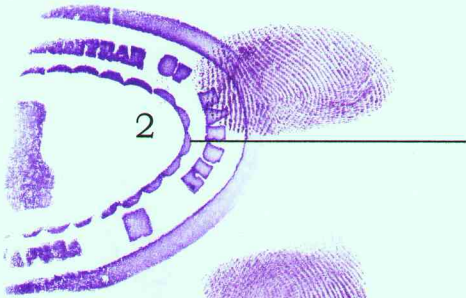
*Baretto*

**MR. LUDOVICO V N SABASTIAO BARETTO**

( L.H.F.I)

( R.H.F.I)

*Baretto*



*Spale*  
*Baretto*  
*Ribeiro*  
*Ribeiro*  
*Baretto*

*Peney*  
*Baretto*  
*Rodrigues*

*Almeida*  
*Ribeiro*  
*Ribeiro*

*Baretto*  
**POA FOR  
VENDOR NO  
66**

**Vianaar Infra LLP**

*Ribeiro*  
**Authorized Signatory**

SIGNED AND DELIVERED

By within name

the Vendor no 5b

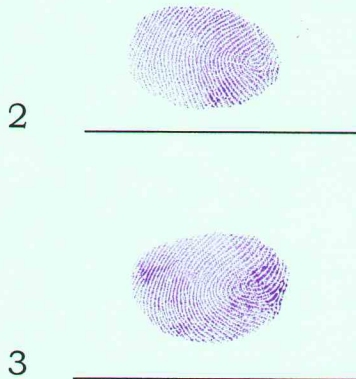
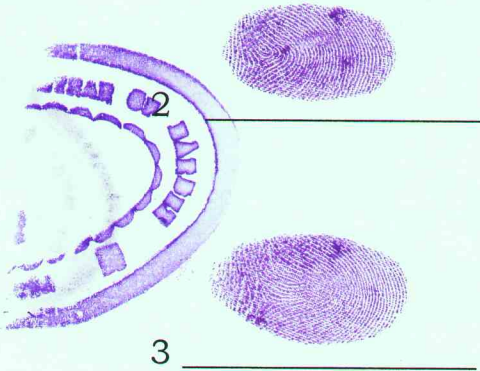
**MRS. RUBY BARETTO**

( L.H.F.I)

( R.H.F.I)



*Ruby*



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**Vianaar Infra LLP**

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**Authorized Signatory**

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VENDOR NO  
6b**

SIGNED AND DELIVERED

By within name  
the Vendor no 6a



**MR. EGIPSY SEBASTIAO BARETTO**

( L.H.F.I)

( R.H.F.I)

*Egipsy*



*Alpaca*  
*Baretto*

*Penia*  
*Baretto*

*Ahmed*  
*Rahida*  
*Wade*

*Robigus*

*Baretto*  
*Baretto*

*Francis*  
*Romeira*  
*Baretto*

Vianaar Infra LLP

*[Signature]*  
Authorized Signatory

POA FOR  
VENDOR NO  
6a

SIGNED AND DELIVERED

By within name

the Vendor no 6b

through POA holder



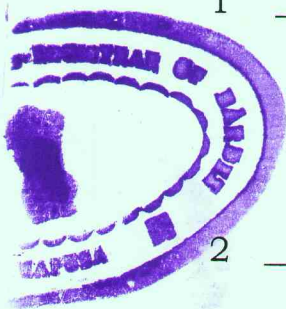
*Botelho*

**MR. SIMON ALEIXO DOMINGOS BOTELHO**

*Botelho*

( L.H.F.I)

( R.H.F.I)



*Alencar*  
*Bonnet*  
*Bande*  
*Francis*  
*Romeira*  
*Barreto*

*Rena*  
*Barreto*  
*Rodrigues*

*Alencar*  
*Rafaela*  
*Almeida*

**Vianaar Infra LLP**  
  
**Authorized Signatory**

*Botelho*  
Po a Ve-dic  
no 6 b

SIGNED AND DELIVERED

By within name

the Vendor no 7a

**MRS. OFELIA PEREIRA**

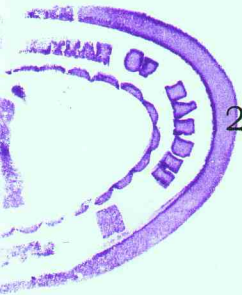
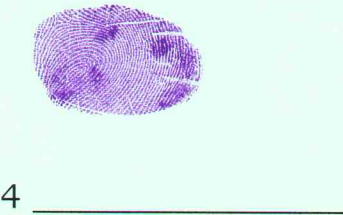
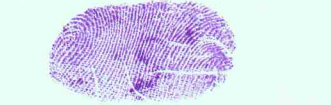
( L.H.F.I)

( R.H.F.I)



*Ofelia Pereira*

*Ofelia Pereira*



*Ofelia Pereira*  
*Booris*  
*Rui*  
*Penais*  
*Barreto*

*Penais*  
*Barreto*  
*Rodrigues*  
*Almeida*  
*Amida*

*Botelho*

Vianaar Ltda  
*[Signature]*  
Authorized Signatory

POA FOR  
VENDOR NO  
65

SIGNED AND DELIVERED

By within name

the Vendor no 7b

**MR. JOSE LUIS V PEREIRA**



( L.H.F.I)

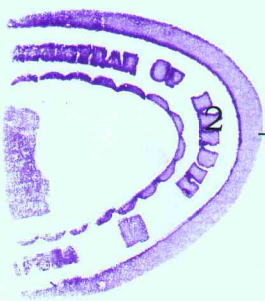
( R.H.F.I)

*Pereira*



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*Pereira*  
*Rodrigues*  
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*Pereira*  
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*Rodrigues*

Vianaar Infra LLP  
*Rodrigues*  
Authorized Signatory

POA FOR  
VENDOR NO  
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SIGNED AND DELIVERED

By within name

the Vendor no 8a

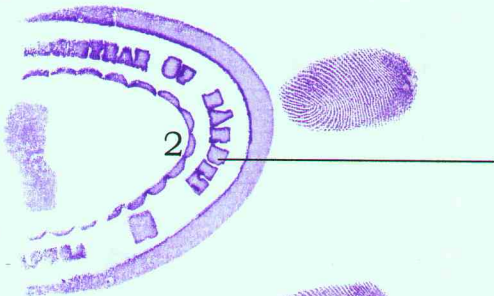
**MRS. ROBERTINA BARETTO**

( L.H.F.I)

( R.H.F.I)



*Robertina*



*Apelo*  
*Barel*  
*Barel*  
*M. Pant*  
*Rameia*  
*Barreto*

*Robertina Baretto*  
*Robertina Baretto*  
*Rodrigues*

*Robertina Baretto*  
**POA FOR VENDOR NO 6b**

**Vianaar Infra LLP**  
*[Signature]*  
**Authorized Signatory**

SIGNED AND DELIVERED

By within name

the Vendor no 8b



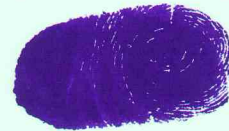
**MR. PEDRO LUIS JOAQUIM ALMEIDA**

( L.H.F.I)


( R.H.F.I)

*Almeida*


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*Almeida*

*Barreto*

*Pereira Barreto*

*Almeida*

*Barreto*

*Rodrigues*

*Almeida*

*Barreto*

*Barreto*

*Barreto*

Vianaar Infra LLP

*Barreto*  
Authorized Signatory

POA FOR  
VENDOR NO  
6b

SIGNED AND DELIVERED

By within name

the Vendor no 9



**MRS. MARIA UBALDINA DE ALMEIDA E BARRETO**

( L.H.F.I)

( R.H.F.I)

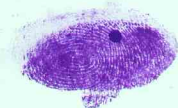
*Almeida*



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*[Signature]*

*Barreto*

*Pena Barreto*

*Almeida*  
*Almeida*  
*Almeida*

*[Signature]*  
*Barreto*

*[Signature]*

*Rodrigues*

*M. Barreto*  
*Almeida*

*Barreto*

Vianaar Infra LLP

*[Signature]*

Authorized Signatory

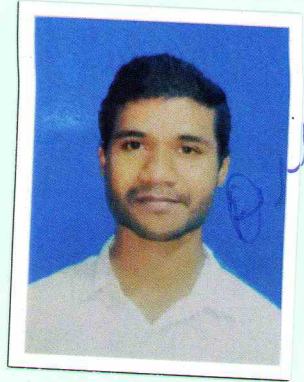
POA FOR  
VENDOR NO  
66

SIGNED AND DELIVERED

By within name

the PURCHASER

Through POA Holder



**MR. RALPH FRANCIS MASCARENHAS**

( L.H.F.I)

( R.H.F.I)



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*Alpala*

*Bernal*

*Pena  
Rodriguez*

*RAlvado  
Pineda*

*POA FOR  
VENDOR NO  
66*

*Monte  
Romeo  
Parruto*

**Vianaar Infra LLP**  
*Pena*  
**Authorized Signatory**

**WITNESSES:**

1. Name : *Sano Monteiro*  
 Father's Name : *Sano Monteiro*  
 Age :  
 Residential Add. : *Dion*  
 Signature : *[Signature]*

2. Name : *Aisha Kelle*  
 Father's Name : *Anil Shodan*  
 Age : *33*  
 Residential Add. : *canca Bondar*  
 Signature : *[Signature]*



*Barrato*  
*Penar*

*Borres*  
*[Signature]*

*Rodrigues*

*Ahmed*  
*Ahmeda*  
*[Signature]*

*[Signature]*  
*Botelt*

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

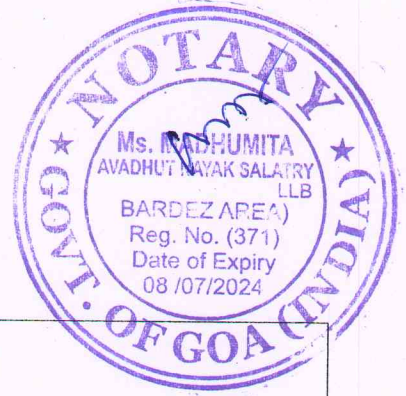
**Vianaar Infra LLP**  
*[Signature]*  
**Authorized Signatory**

**POA FOR  
 VENDOR NO  
 66**

2022-612-1951 45  
27-04-2022



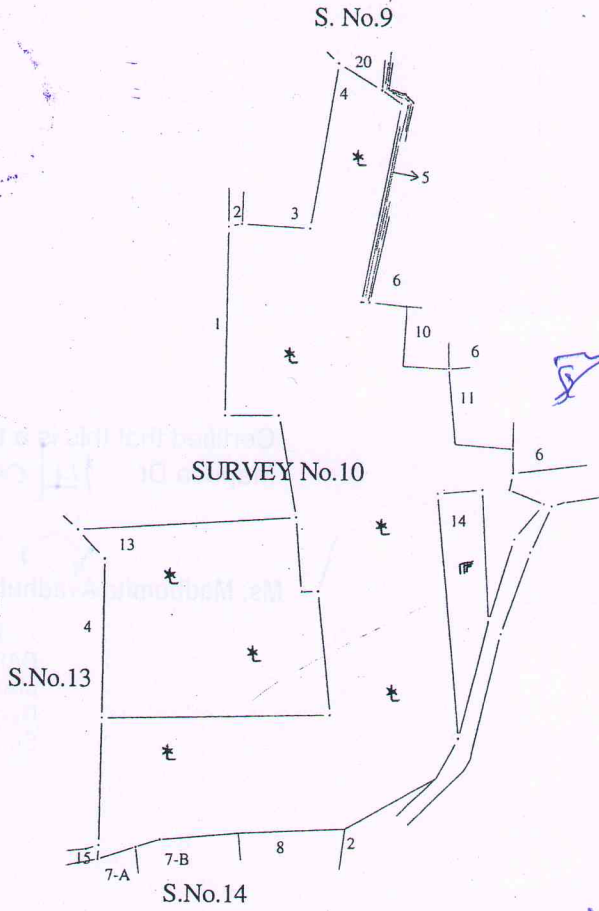
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA



Plan Showing plots situated at  
Village : MARRA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 10/ 4,13, 14  
Scale : 1:1000

RAJESH R PAI  
KUCHELKAR  
Digitally signed  
by RAJESH R PAI  
KUCHELKAR  
Date: 2022.03.19  
11:22:17 +05'30'

Inspector of Survey &  
Land Records.



*Handwritten signatures and notes:*  
Rajesh R Pai  
Kuchelkar  
Barreto  
Fenai  
Barreto  
Batek  
Hoske  
Pants  
Dawson  
POA FOR VENDOR NO 65

Vianaar Infra LLP  
*[Signature]*  
Authorized Signatory

Generated By : Swapnil B. Bhonsle (D'Man Gr. II)  
On : 28-02-2022

NOTE : Plan to be printed on A3 size paper



2022-822-1951  
48  
27/04/22



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

Ref No.: NOC/49(6)/2216/MARRA/TCP-22/1632

Dated: 29/3/2022

### NO OBJECTION CERTIFICATE

Ref No: Inward No.1227

Dated: 23.03.2022

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of **Sale Deed** in respect of property bearing Sy. No.10/4 (Part) (Plot B) of village Marra Taluka Bardez as per the plan hereby annexed. The property falls within "Settlement Zone" as per Regional Plan for Goa 2021, admeasuring an area 2722.00m<sup>2</sup> respectively is known as "LINGDICHOSHENDO".

#### BOUNDARY DETAILS

**NORTH:** By part property bearing "Plot A" of Sy.No.10/4 of village Marra,

**SOUTH:** By property bearing Sy.No.14/7-A, 14/7-B & 14/8 of village Marra & partly by Marra village road.

**EAST:** By property bearing Sy.No.10/14 of village Marra.

**WEST:** By property bearing Sy.No.10/13, 13/4 & 13/15 of village Marra.

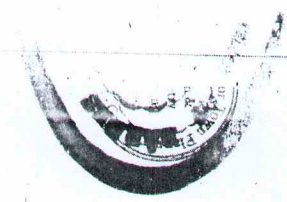
1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

**NOTE:** Applicant has paid processing fees of Rs.2000/- (Rupees Two Thousand Only) vide challan No.607 dtd. 11/03/2022.

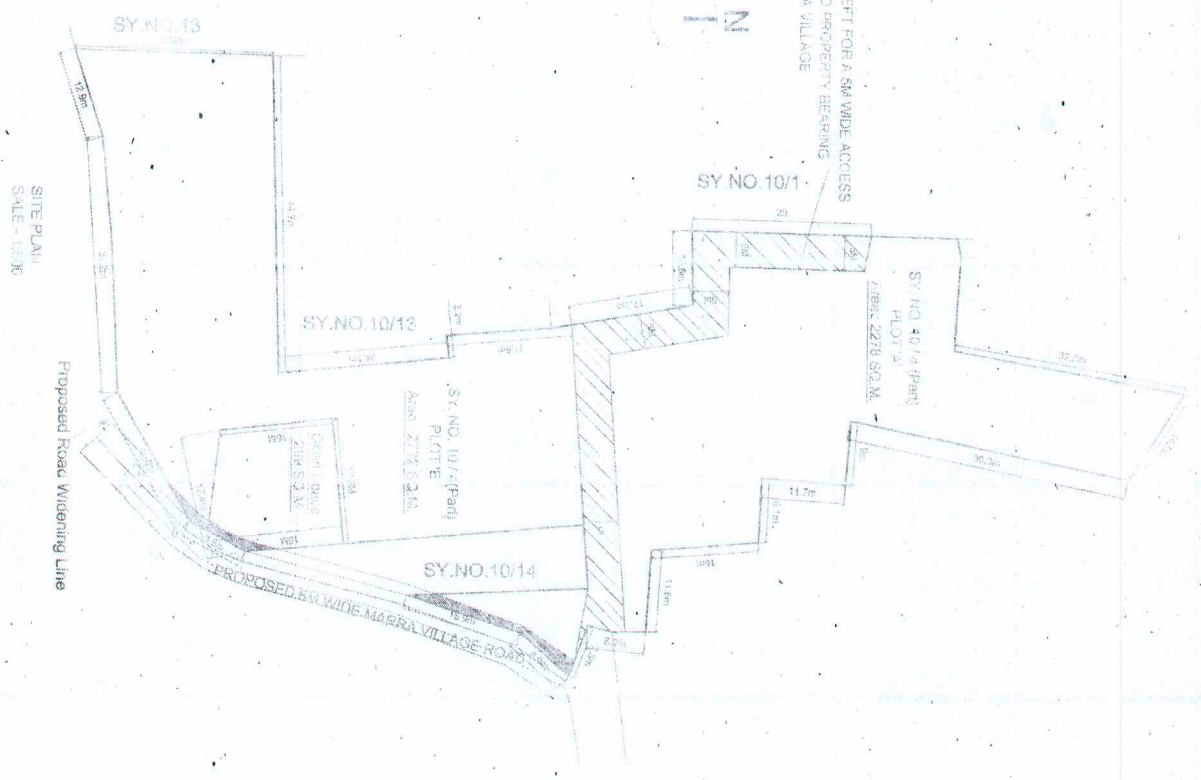
(P. P. Bandodkar)  
Dy. Town Planner

To,  
Ludovico Baretto & Others,  
Bondir, St.Cruz, Tiswadi-Goa.

\*\*



AREA DEDUCTED/LEFT FOR A 5M WIDE ACCESS TO THE LANDLOCKED PROPERTY BEARING SY NO 10/1 OF MARRA VILLAGE



|    |  |             |
|----|--|-------------|
| 1  | TOTAL AREA OF SY NO. 10/4 MARRA AS PER FORM 16 KV.     | 5000 SQ.M.  |
| 2  | AREA LOST IN ROAD WIDENING                             | 52 SQ.M.    |
| 3  | NET EFFECTIVE PLOT AREA                                | 4948 SQ.M.  |
| 4  | 15% OPEN SPACE   | 742.2 SQ.M. |
| 4a | AREA LEFT FOR 5M ACCESS TO LANDLOCKED SY.NO.10/1 MARRA | 433.2 SQ.M. |
| 4b | BALANCE AREA LEFT FOR GREEN SPACE                      | 289 SQ.M.   |
|    | AREA OF PLOT 'A' FOR PROPOSED NOC FOR SALE             | 2278 SQ.M.  |
|    | AREA OF PLOT 'B' FOR PROPOSED NOC FOR SALE             | 2722 SQ.M.  |

ARCHITECT :

OWNER :

TITLE

PAVESH GADGOL  
 ARCHITECT  
 OFFICE NO. 10, BARDEZ  
 TALUKA, MARRA, GOA

PLAN SHOWING THE PROPOSED PLOTS FOR NOC FOR SALE IN THE PROPERTY BEARING SURVEY NO. 10/4 OF MARRA VILLAGE, SITUATED AT MARRA, BARDEZ TALUKA, GOA.

65

**FORM I & XIV**

100014865146

Date : 20/04/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Marra  
गांव  
Name of the Field Lingdicho Shendo  
शेताचें नांव

Survey No. 10  
सर्वे नंबर  
Sub Div. No. 4  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

| Dry Crop<br>जिरायत | Garden<br>बागायत | Rice<br>तरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरड | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.00.00         | 0000.50.00       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.50.00                                 |

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

| Pot-Kharab पोट खराब   |                       |  | Remarks शेरा        |
|-----------------------|-----------------------|--|---------------------|
| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जामीन | Grand Total<br>एकूण |
| 0000.00.00            | 0000.00.00            | 0000.00.00                                   | 0000.50.00          |

| Assessment :<br>आकार | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रेदियाल | Rs. 0.00 | Rent<br>रेंट | Rs. 0.00 |
|----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|
|----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|

| S.No. | Name of the Occupant<br>कब्जेदाराचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेरा |
|-------|--|------------------------|---------------------------|-----------------|
| 1     | Assuncao Roque Menino Barreto            |                        | 682                       |                 |
| 2     | Maria Ubaldina de Almeida e Barreto      |                        | 61638                     |                 |
| 3     | Sebastiao Barreto                        |                        | 61638                     |                 |
| 4     | Monica Baretto                           |                        | 79473                     |                 |
| 5     | Cirilio Sebastiao Baretto                |                        | 79473                     |                 |
| 6     | Sarita Baretto                           |                        | 79473                     |                 |
| 7     | Ludovico Baretto                         |                        | 79473                     |                 |
| 8     | Rubu Baretto                             |                        | 79473                     |                 |
| 9     | Egypsy Baretto                           |                        | 79473                     |                 |
| 10    | Vera Baretto                             |                        | 79473                     |                 |
| 11    | Ofelia Pereira                           |                        | 79473                     |                 |
| 12    | Jose Pereira                             |                        | 79473                     |                 |
| 13    | Robertina Baretto E Almeida              |                        | 79473                     |                 |
| 14    | Pedro Luis Joaquim Almeida               |                        | 79473                     |                 |

Vianaar Infra LLP

Authorized Signatory

*[Signature]*  
Renia Barreto

*[Signature]*  
Rui

*[Signature]*  
Rodrigues  
Rui  
O Barreto

*[Signature]*  
Almeida  
Barreto



47

## FORM I &amp; XIV

100014865146

Date : 20/04/2022

नमुना नं १ व १४

Page 2 of 2

|                   |                  |              |    |
|-------------------|------------------|--------------|----|
| Taluka            | BARDEZ           | Survey No.   | 10 |
| तालुका            |                  | सर्वे नंबर   |    |
| Village           | Marra            | Sub Div. No. | 4  |
| गांव              |                  | हिस्सा नंबर  |    |
| Name of the Field | Lingdicho Shendo | Tenure       |    |
| शेताचें नांव      |                  | सत्ता प्रकार |    |

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

| Other Rights इतर हक्क<br>Name of Person holding rights and nature of rights:<br>इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार | Mutation No. फेरफार नं | Remarks शेरा |
|--|------------------------|--------------|
| -----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              | Unirrigated जिरायत            | Land not Available for cultivation नापिक जमीन |  | Source of irrigation सिंचनाचा प्राि | Remark शेरा |
|-----------|--|----------|-------------|--------------------------|-------------------------------|-------------------------------|---|--|-------------------------------------|-------------|
|           |  |          |             |                          | Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Nature प्रकार                                 | Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी. |                                     |             |
|           | -----Nil-----                              |          |             |                          |                               |                               |   |  |                                     |             |

End of Report

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



The record is computer generated on 20/04/2022 at 6:13:00PM as per Online Reference Number - 100014865146. 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://egov.goa.nic.in/dslr>

Vianaar Infra LLP

Authorized Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Apr-2022 03:22:25 pm

Document Serial Number :- 2022-BRZ-1951

Presented at 02:44:38 pm on 27-Apr-2022 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       | 1959900        |
| 2            | Registration Fee | 1306560        |
| 3            | Mutation Fees    | 2500           |
| 4            | Processing Fee   | 4160           |
| <b>Total</b> |                  | <b>3273120</b> |

Stamp Duty Required :1959900/-






















Stamp Duty Paid : 1960000/-






















Presenter

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

Executer







| Sr.NO | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | MARIA MONICA RAPOSO Alias Monica Baretto , Father Name:Caetano Francisco Raposo, Age: 59,<br>Marital Status: Married , Gender:Female, Occupation: Service,<br>H .No 1385, Bondir Tiswadi, Stanta Cruz, North-Goa,<br>PAN No.: [REDACTED] |       |       |           |
| 2     | MELROY MENINO BARRETO , Father Name:Late Pedro Paul Barreto Alias Pedro Paulo Barreto, Age: 27,<br>Marital Status: Married , Gender:Male, Occupation: Service, H .No 1385, Bondir Tiswadi, Santa Cruz, North-Goa,<br>PAN No.: [REDACTED] |       |       |           |

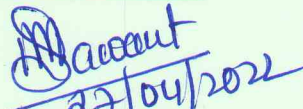
| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 3     | ALVITA RHEA CORREIA , Father Name:Piedade Baptista,<br>Age: 27,<br>Marital Status: Married ,Gender:Female,Occupation: Service,<br>478 Corte De Oiteiro, Panaji-H O, Tiswadi, North-Goa,<br>PAN No.: [REDACTED]  |    |    |    |
| 4     | JOEL CARLISTO BARRETO , Father Name:Late Pedro Paul<br>Barreto Alias Pedro Paulo Barreto, Age: 19,<br>Marital Status: Unmarried ,Gender:Male,Occupation:<br>Service, 1385 Bondir, Tiswadi Calapur, Goa Panaji, North-Goa,<br>PAN No.: [REDACTED]  |    |    |    |
| 5     | CIRILO SEBASTIAO BARETTO Alias Cirilo Sebastiao<br>Barreto Alias Cirilio Sebastiao Baretto Alias Cirilo<br>Sabastiao Barreto , Father Name:Late Assuncao Roque<br>Menino Baretto Alias Assusao Barreto Alias Assuncao<br>Menino Barreto, Age: 66,<br>Marital Status: Married ,Gender:Male,Occupation: Other,<br>1385, Santa Cruz, Ilhas, North Goa,<br>PAN No.: [REDACTED]                  |    |    |    |
| 6     | SARIKA BARETTO Alias Sarita Baretto Alias Sarrica<br>Rodrigues , Father Name:Caetano Rosario Rodrigues, Age:<br>58,<br>Marital Status: Married ,Gender:Female,Occupation: Service,<br>1385, Santa Cruz, Ilhas, North Goa,<br>PAN No.: [REDACTED]  |   |   |   |
| 7     | RUBY BARETTO Alias Rubu Barreto Alias Rozina<br>Mascarenhas Alias Rozina Barreto , Father Name:Ludovico<br>V N Sabastiao Baretto Alias Ludovico V N Sabastiao<br>Barreto Alias Ludovico Baretto Alias Ludovico Vila Nova<br>Sebastiao Barreto, Age: 55,<br>Marital Status: Married ,Gender:Female,Occupation: Service,<br>1385, Santa Cruz, Ilhas, North Goa 403005,<br>PAN No.: [REDACTED] |  |  |  |
| 8     | EGIPSY SEBASTIAO BARETTO ALIAS EGIPSY BARETTO ,<br>Father Name:Late Assuncao Roque Menino Baretto Alias<br>Assusao Barreto Alias Assuncao Menino Barreto, Age: 55,<br>Marital Status: Married ,Gender:Male,Occupation: Service,<br>472 SF-5, 2nd Floor, Zenith Apartments, Block A, Marra,<br>Pilerne, Bardez-Goa,<br>PAN No.: [REDACTED]   |  |  |  |
| 9     | OFELIA PEREIRA Alias Ophelia Alzira Pereira , Father<br>Name:Late Assuncao Roque Menino Baretto Alias Assusao<br>Barreto Alias Assuncao Menino Barreto, Age: 59,<br>Marital Status: Married ,Gender:Female,Occupation: Service,<br>A1112, Segundo Bairro, Santa Cruz, North-Goa,<br>PAN No.: [REDACTED]   |  |  |  |

| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 10    | <p><b>JOSE LUIS V PEREIRA</b> Alias Jose Pereira , Father<br/> <b>Name:</b>Mariano V Pereira, <b>Age:</b> 61,<br/> <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Service,<br/> 1112, Segundo Bairro, Santa Cruz, North-Goa,<br/> <b>PAN No.:</b> [REDACTED]</p>   |    |    |    |
| 11    | <p><b>ROBERTINA BARETTO</b> Alias Robertina Candolina De<br/> Almeida Alias Robertina Baretto E Almeida , Father<br/> <b>Name:</b>Late Assuncao Roque Menino Baretto Alias Assusao<br/> Barreto Alias Assuncao Menino Barreto, <b>Age:</b> 61,<br/> <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b> Other,<br/> 176, FF1, Vinrose Enclave, Near Miramar Beach, Caranzalem,<br/> North-Goa,<br/> <b>PAN No.:</b> [REDACTED]</p>          |    |    |    |
| 12    | <p><b>PEDRO LUIS JOAQUIM ALMEIDA</b> Alias Pedro Luis Agnelo<br/> De Almeida , Father <b>Name:</b>Miguel Vicente De Almeida, <b>Age:</b><br/> 61,<br/> <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Other,<br/> 176, FF1, Vinrose Enclave, Near Miramar Beach, Caranzalem,<br/> North-Goa,<br/> <b>PAN No.:</b> [REDACTED]</p>   |    |    |    |
| 13    | <p><b>Simon Aleixo Domingos Botelho</b> , Father <b>Name:</b>Caetano<br/> Joao Botelho, <b>Age:</b> 44,<br/> <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Service, 635<br/> Khailem Bhat, Cujira, Santa Cruz, Tiswadi-Panjim,<br/> <b>PAN No.:</b> [REDACTED] s Power Of Attorney Holder for<br/> <b>VERA SANTAN BOTELHO E BARRETO</b> Alias Vera Baretto<br/> Alias Vera Santan Botelho</p>   |  |  |  |
| 14    | <p><b>MARIA UBALDINA DE ALMEIDA E BARRETO</b> Alias Maria<br/> Ubalдина De Almeida , Father <b>Name:</b>Minguel Almeida, <b>Age:</b><br/> 70,<br/> <b>Marital Status:</b> Widower ,<b>Gender:</b>Female,<b>Occupation:</b><br/> Advocate, 138, Buttem Bhat Mercedes- Goa,<br/> <b>PAN No.:</b> [REDACTED]</p>   |  |  |  |
| 15    | <p><b>LUDOVICO V N SABASTIAO BARETTO</b> Alias Ludovico V N<br/> Sabastiao Barreto Alias Ludovico Baretto Alias Ludovico<br/> Vila Nova Sebastiao Barreto , Father <b>Name:</b>Late Assuncao<br/> Roque Menino Baretto Alias Assusao Barreto Alias<br/> Assuncao Menino Barreto, <b>Age:</b> 63,<br/> <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Other,<br/> 1385, Santa Cruz, Ilhas, North Goa,<br/> <b>PAN No.:</b> [REDACTED]</p> |  |  |  |
| 16    | <p><b>Ralph Mascarenhas</b> , Father <b>Name:</b>Melwyn Mascarenhas,<br/> <b>Age:</b> 31,<br/> <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Advocate, H.no 4<br/> 252 Porba Vaddo Calangute,<br/> <b>PAN No.:</b> [REDACTED] as Power Of Attorney Holder for<br/> <b>Akshay Chaudhry</b> Managing Director Of Vianaar Infra LLP</p>  |  |  |  |

**Witness:**

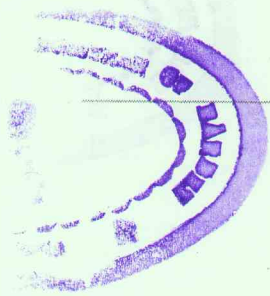
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| Sr.NO | Party Name and Address   | Photo   | Thumb   | Signature   |
|-------|--|---|---|---|
| 1     | Name: <b>Savio Monteiro</b> ,Age: <b>31</b> ,DOB: ,Mobile: <b>8600175410</b><br>,Email: ,Occupation: <b>Advocate</b> , Marital status : <b>Married</b> ,<br>Address: <b>403403, Fetorim Pledade Goa, Fetorim Pledade Goa,</b><br><b>Goltim, Tiswadi, NorthGoa, Goa</b>                   |  |  |  |
| 2     | Name: <b>Alisha V Polle</b> ,Age: <b>33</b> ,DOB: ,Mobile: <b>8806401247</b><br>,Email: ,Occupation: <b>Advocate</b> , Marital status : <b>Married</b> ,<br>Address: <b>403510, H No 443 Prerna Canca BARdez , H No 443</b><br><b>Prerna Canca BARdez , Canca, Bardez, NorthGoa, Goa</b> |  |  |  |

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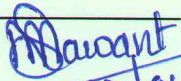
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Nature of, Document : **Conveyance - 22**

Received the following amounts from **Ralph Mascarenhas** for Registration of above Document in Book-1 for the year 2022

|                   |  |           |  |         |
|-------------------|--|-----------|--|---------|
| Registration Fee  | 1306560  | E-Challan | • Challan Number : 202200315738<br>• CIN Number : CPABOPAYE6 | 1306560 |
| Processing Fee    | 4160   | E-Challan | • Challan Number : 202200315738<br>• CIN Number : CPABOPAYE6 | 4440    |
| <b>Total Paid</b> | <b>1311000</b> ( Rupees Thirteen Lakhs Eleven Thousands only ) |           |  |         |

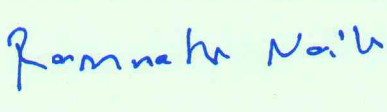
Probable date of issue of Registered Document: / /

  
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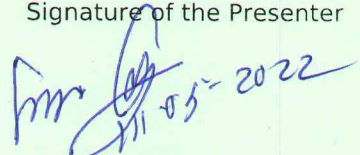
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The Registered Document has been handed over to on Dated **27-Apr-2022**

Signature of the person receiving the Document

  
Signature of the Presenter

  
Signature of the Sub-Registrar