

(Rupees Ten Lakh Only)

Phone No: 8669810536
Sold To/Issued To:
Vianaar Infra LLP
For Khom/ID/Proof:
Pancard



SEP-25-2021 12:33:38

₹ 1000000/-
ONE 200 200 200 200 200 200

38152451832918218879-00000046 Other
3815245 06/02/06/2021-2021

For CITIZEN CREDIT™
CO-OP BANK LTD

Commander
Authorized Signatory

Name of Purchaser Vianaar Infra LLP



2021-BRZ-3879
20/10/2021

DEED OF SALE

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

Vianaar Infra LLP

Prakash
Authorized Signatory

(Rupees Five Lakh Eighty Thousand Three Hundred Only)

Phone No: 8869610536	भारत INDIA IN A NEW JUDICIAL	SEP-20-2021 12:24:08
Sold To/Issued To: Vianaar Infra LLP	₹ 2	₹ 0580300/-
For Rhos/ID Proof: Pancard	भारत INDIA IN A NEW JUDICIAL	250 FIVE HUNDRED THIRTY ZERO ZERO
	भारत INDIA IN A NEW JUDICIAL	Other 38183451832915240913-00000847 3818345 38/02/08/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

ceemander
Authorized Signatory

Name of Purchaser Vianaar Infra LLP



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

[Signature]
POA holder for all
the Vendas and
conferencing Party

Vianaar Infra LLP

[Signature]
Authorized Signatory

BETWEEN

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



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

Vianaar Infra LLP
[Signature]
Authorized Signatory

2(A) MRS. MARGARET ANN NEIMETZ alias MRS. MARGARET ANN DE SOUZA LAWRENCE EP NEIMETZ, daughter of Mr. Patrick De Souza Lawrence, 59 years of age, married, business, Overseas Citizen of India Certificate No. A1939323, holding French Passport No. 16CY44734, PAN Card No. [REDACTED] residing at 240 East 47th Apt # 17 B, New York, NY 10017 USA, ^{French National} represented herein through her brother, duly constituted Power of Attorney Holder, **MR.**

ROBERT DESOUZA LAWRENCE, son of Mr. Patrick De Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, which is verified at the Consulate General of India, New York, USA, bearing No. USANC 0471121, duly notarized before Robert Shenkman, Notary Public, State of New York, vide No. 02SH3630975, and thereafter adjudicated at the Office of Additional Collector-I of North Goa District, Panaji-Goa, bearing receipt No.2023, dated 15/07/2021 and her husband;



(POA holder for all the vendors and Confining Party)

Vianaar Infra LLP

 Authorized Signatory

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

RAYMOND SIMON NEIMETZ , son of Mr. Gerard Neimetz, 55

years of age, married, business, Overseas Citizen of India

Certificate No. A2011440 holding French Passport

No.14AC618266 , PAN Card No. [REDACTED] residing at 240

East 47th Apt # 17 B, New York, NY 10017 USA, represented

herein through his brother-in-law, duly constituted Power of

Attorney Holder, **MR. ROBERT DESOUZA LAWRENCE**, son

of Mr. Patrick De Souza Lawrence, 69 years of age, married ,

retired, Indian National, holding PAN Card No. [REDACTED]

and Aadhaar Card No. [REDACTED] resident of 21, Green

Park, 11 St. Paul Road, Opposite St. Andrews Church,

Bandra West, Mumbai, Maharashtra, 400050, which is

verified at the Consulate General of India, New York, USA,

bearing No. USANC 0471121, duly notarized before Robert

Shenkman, Notary Public, State of New York, vide No.

02SH3630975, and thereafter adjudicated at the Office of

Additional Collector-I of North Goa District ,Panaji-Goa,

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

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

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

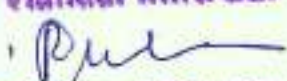
*ROA holder for all
the Vendors and
Contracting Party*

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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

(POA holder for all the vendors and confirming party)

Vianaar Infra LLP

 Authorized Signatory

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

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



(Pot holder for all the Vendors and Confirming Party)

Vianaar Infra LLP
Authorized Signatory

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



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

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

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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



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

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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

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



(POA holder for all the Vendors and Confirming Party)

Vianaar Infra LLP

 Authorized Signatory

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

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



(POA holder for all the Vendors and Conjoining Party)

Vianaar Infra LLP
[Signature]
Authorized Signatory

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



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

(POA holder for all the vendors and Conveying Party)

Vianaar Infra LLP

 Authorized Signatory

Souza Lawrence, 69 years of age, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of 21, Green Park, 11 St. Paul Road, Opposite St. Andrews Church, Bandra West, Mumbai, Maharashtra, 400050, vide Power of Attorney dated 29/06/2021, duly notarized before, M.P.Gupta, Notary, Maharashtra, Govt. of India, under serial No.316, and registered under No.5484, hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

VIANAAR INFRA LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAP-0902, having PAN Card No. [REDACTED] and their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Partner, **MR. AKSHAY CHAUDHRY**, son of late Mr. 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

(POA holder for all the vendors and Company Party)

Vianear Infra LLP
[Signature]
 Authorized Signatory

Buddha Nagar Uttar Pradesh 201310 , hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns), vide Board of Directors Resolution No. 10/2021-22, dated 27.07.2021, represented herein through his duly constituted Power of Attorney Holder **MR. RALPH FRANCIS MASCARENHAS**, son of Mr. Melwyn Mascarenhas, 31 years of age, Indian National, Service, Unmarried, Holder of PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 28/07/2021, duly notarized before the Notary Public Adv. Sanyogita (Tis Hazari Courts, Delhi) bearing Registration No. 7517, of the **SECOND PART**.

AND

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

[Signature]

(POA holder for all the vendors and Confining Party)

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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

Robert Lawrence
(POA holder for all the Vendors and Confirming Party)

Vignaar Infra LLP
[Signature]
Authorized Signatory

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

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

South: By road of village Assagao.

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

West: By road of village Assagao.

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

AND WHEREAS out of the Said Larger Property which is more particularly described in **SCHEDULE I** herein above, there exist a distinct and independent plot, admeasuring 2525 sq. mts. forming part of the larger property named "Badem" also



*(for holder for all
the Vendors and
Confining Party)*

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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

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

[Signature]
(For holder for all
the vendors and
confering party)

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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

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

(POT holder for all
the vendors and
Confining Party)

Vianaar Infra LLP
Authorized Signatory

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

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

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

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

Lawrence
(PoA holder for all
the vendors and
confirming party)

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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



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

*(Plat holder for
all the Vendors and
Conjoining Party)*

Vianaar Infra LLP

[Signature]
Authorized Signatory

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



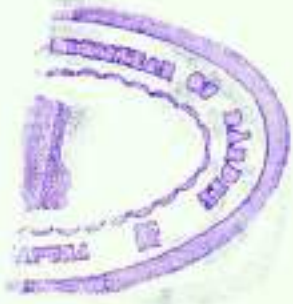
AND WHEREAS said Mrs. Rosemary Trindade Rose alias Mrs. Rosemary Albert Trindade, expired on 24/10/2020 , at B/8, Peace Heaven Society, St. Andrews Road, Bandra (W), Greater Mumbai, Mumbai Suburban, Maharashtra - 400050, and her husband Mr. Albert Ephrem Trindade alias Albert Trindade expired on 27/1/2016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

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

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

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



[Handwritten signature]

(Plot holder for all
the Vendors and
Conjuring Party)

Vianaar Infra LLP

[Handwritten signature]
Authorized Signatory

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

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

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

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

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

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

Vianaar Infra LLP
[Signature]
Authorized Signatory

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

AND WHEREAS under section 49(6) of the Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has granted no objection for registration of the Sale Deed in respect to the "SAID PLOT B", vide Ref.No: NOC /49(6) /1692 / ASSG /TCP-21 /3017, dated 28/07/2021.



AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PLOT B", admeasuring 2525 Square Meters, situated at Assagao Village, and which is described under **SCHEDULE - II** hereunder written.

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

[Signature]
(POA holder for all
the Vendors and
Company hereby)

Vianaar Infra LLP
[Signature]
Authorized Signatory

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 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 the VENDORS has absolute right to



Lawrence
(POA holder for all
the Vendors and
Conjuring party)

Vianaar Infra LLP

[Signature]
Authorized Signatory

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.

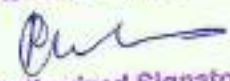
That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS 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.


(Pot holder for
all the Vendors
and Concerning party)

Vianaar Infra LLP


Authorized Signatory

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 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.

[Signature]
 (Joint holder for all
 the vendors and
 confirming party)

Vianaar Infra LLP

[Signature]
 Authorized Signatory

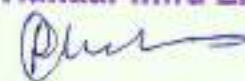
AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PLOT B" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOT B" to the PURCHASER for a total price and/or consideration of **Rs. 3,51,17,700/- (Rupees Three Crore Fifty-One Lakhs Seventeen Thousand and Seven Hundred Only)**, which is its fair market value.

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


(Pat holder for
all the Vendors
and Confirming
Party)

Vianaar Infra LLP



Authorized Signatory

NOW THIS DEED OF SALE WITNESSETH AS UNDER: -

1. That in consideration of payment of **Rs. 3,51,17,700/-**
(Rupees Three Crore Fifty One Lakhs Seventeen
Thousand and Seven Hundred Only) paid by the
 PURCHASER in the manner more particularly stipulated in
 the **SCHEDULE III** hereunder, which receipt of entire
 consideration, the VENDORS and CONFIRMING PARTY do
 hereby admit and acknowledge, and do hereby convey and
 transfer by Deed of Sale in favour of PURCHASERS all their
 right, title, interest, ownership and possession in the "SAID
 PLOT B" which property is more particularly described in
SCHEDULE II hereunder written and is delineated in **RED** in
 the plan annexed hereto as Annexure- I, together with all
 trees, fences, ways, water courses, structures, lights and
 privileges, easement and appurtenances whatsoever to the
 "SAID PLOT 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



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

Vianaar Infra LLP
[Signature]
Authorized Signatory

thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the "SAID PLOT B" hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the "SAID PLOT B" by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the "SAID PLOT B" is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the "SAID PLOT B" and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the "SAID PLOT B" or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the "SAID PLOT B" or any part thereof may be subject to any attachment or lien of any court mortgaged

[Signature]
 (for holder for
 all the vendors
 and conveying party)

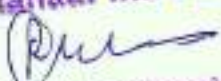
[Signature]
 Vianaar Infra LLP
 Authorized Signatory

to any person/s and no litigation is pending in any court of law in respect of the "SAID PLOT B" and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the "SAID PLOT B". The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the "SAID PLOT B" by any authority or government department.

3. The possession of the "SAID PLOT B" hereby sold by VENDORS have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the "SAID PLOT B" mentioned in Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the "SAID PLOT B" hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that in case any defect is found in the title of the VENDORS to the "SAID PLOT B" hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and


(PRA holder for
all the Vendors
and Confinity Party)


Vianaar Infra LLP
Authorized Signatory

execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

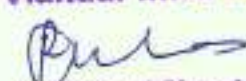
5. That the VENDORS and the CONFIRMING PARTY hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the "SAID PLOT B" by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6. That VENDOR do hereby assure the PURCHASER that the "SAID PLOT B" hereby sold by the VENDORS is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said property by way of sale.

7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the "SAID PLOT B" hereby sold without any


(for holder for
all the vendors
and confirming party)

Vianaar Infra LLP


Authorized Signatory

hindrance, claim, interruption or demand whatsoever from the VENDORS, CONFIRMING PARTY or from any person claiming through or under them.

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

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

[Signature]
 (P.O.A holder for
 all the Vendors
 and Confirming
 Party)

Vianaar Infra LLP
[Signature]
 Authorized Signatory

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

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

12. The consideration paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 15,80,300/- (Rupees Fifteen Lakhs Eighty Thousand Three Hundred Only)** has been affixed herewith.

(POA holder for all the Vendors and Confirming Party)

Vianaar Infra LLP

[Signature]
Authorized Signatory

SCHEDULE I**(Description of the said larger property)**


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

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

South: By road of village Assagao.

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

West: By road of village Assagao.

*(Not holder for all
the Vendas and
Confirming Party)*

Vianaar Infra LLP

(Signature)
Authorized Signatory

SCHEDULE II**(Description of the Plot sold SAID PLOT B)**

ALL THAT PLOT B of the land admeasuring 2525 sq. mts. forming part of the larger property named "Badem" also known as " Sutarem Grande", situated at Village Assagao, within the jurisdiction of Village Panchayat of Assagao Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 77 Sub-Division No. 3 Survey No. 77/3 of Village Assagao and is bounded as unde:-



North: By Property bearing Survey No.77/2 of Assagao Village.

South: By Part of the property bearing Survey No.77/3 of Assagao Village. *gdk*

East: By Property bearing Survey No.78/1 of Assagao Village. *gdk*

West: By Public road.

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

Manu
CPA holder for
all the Vendors
and Confirming
Party

Vianaar Infra LLP

[Signature]
Authorized Signatory

Schedule III

(Consideration)

Rs. 3,51,17,700/- (Rupees Three Crores Fifty-One Seventeen Lakhs Seven Hundred)

Paid to Vendors in the following manner hereinunder:

Sr. No.	Name	Nationality	Total Amount	TDS %	TDS	Final Amount
1	Christopher DeSouza Lawrence	American	65,00,000	23.92%	15,54,800	49,45,200
2(a)	Margaret Ann Lawrence Neimetz	French	30,83,000	23.92%	7,37,454	23,45,546
2(b)	Jean Marc Neimetz	French	30,83,000	23.92%	7,37,454	23,45,546
3	Edwin D'souza	Indian	47,47,700	1.00%	47,477	47,00,223
4(a)	Colin D'Souza	Indian	7,28,500	1.00%	7,285	7,21,215
4(b)	Evette D'Cunha	Indian	7,28,500	1.00%	7,285	7,21,215
5.	Donna D'Souza	Indian	14,58,000	1.00%	14,580	14,43,420
6(a)	Sharon D'Souza	Indian	7,28,500	1.00%	7,285	7,21,215
6(b)	Nilesh Jadhav	Indian	7,28,500	1.00%	7,285	7,21,215
7(a)	Tania Trindade Pinto	Indian	14,58,000	1.00%	14,580	14,43,420
7(b)	Alwin Pinto	Indian	14,58,000	1.00%	14,580	14,43,420
8.	Kevin Trindade	Indian	29,16,000	1.00%	29,160	28,86,840
	Veronica Loat (Confirming party)	Canadian	75,00,000	23.92%	17,94,000	57,06,000
			3,51,17,700		49,73,225	3,01,44,475

(For holder for
all the vendors
and Confirming
Party)

Vianaar Infra LLP
Authorized Signatory

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



Robert Desouza Lawrence

Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____



Robert Desouza Lawrence

(POA holder for
 all the Vendors
 and Confining Party)

Vianaar Infra LLP

[Signature]
 Authorized Signatory

SIGNED AND DELIVERED

By within name

The VENDOR NO. 2(A) &

MRS. MARGARET ANN NEIMETZ

VENDOR NO. 2(B)MR.JEAN

MARC NEIMETZ

Represented through

Their Power of Attorney Holder

MR.ROBERT DE SOUZA**LAWRENCE**
Robert De Souza

Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

Robert De Souza
 (POA holder for
 all the Vendors
 and Conforming
 Party)

Vianaar Intra LLP

 Authorized Signatory

SIGNED AND DELIVERED

By within name

The VENDOR NO. 3**MR. EDWIN D'SOUZA****Through Power of Attorney****Holder MR. ROBERT DESOUZA**
LAWRENCE

Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



Robert Desouza Lawrence
 Plot holder
 for all the
 vendors and
 Confirming Party

Vianaar Infra LLP
[Signature]
 Authorized Signatory

SIGNED AND DELIVERED

By within name

The **VENDOR NO. 4(A)****MR. COLIN D'SOUZA** &The **VENDOR NO. 4(B)****MRS. EVETTE D'CUNHA**

Through their,

Power of Attorney Holder

MR. ROBERT DESOUZA**LAWRENCE**

Left Hand Finger Impressions Right Hand Finger Impressions

1.

1.

2.

2.

3.

3.

4.

4.

5.

5.



(Pot holder for
all the Vendors
and Conforming
Party)

Vianaar Infra LLP

Authorized Signatory

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



Left Hand Finger Impressions Right Hand Finger Impressions



Robert Desouza Lawrence
 (POA holder for
 all the vendors
 and Conforming
 Party)

Vianaar Infra LLP
[Signature]
 Authorized Signatory

SIGNED AND DELIVERED

By within name

The VENDOR NO. 6(A)**MRS.SHARON D'SOUZA &****The VENDOR NO .6(B)****MR.NILESH PRAKASH JADHAV**

Through their

Power of Attorney Holder**MR. ROBERT DESOUZA****LAWRENCE**

Left Hand Finger Impressions Right Hand Finger Impressions



1



1



2



2



3



3



4



4



5



5



CPOA holder for
all the Vendors
and Confirming
Party

Vianaar Infra LLP

Authorized Signatory

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



Robert Desousa Lawrence

Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



Robert Desousa Lawrence

*(POA holder
for all the
Vendors and
Confining Party)*

Vianaar Infra LLP

Robert Desousa Lawrence

Authorized Signatory

SIGNED AND DELIVERED

By within name

The VENDOR NO .8**MR. KEVIN TRINDADE**

Through his,

Power of Attorney Holder**MR. ROBERT DESOUZA****LAWRENCE**

Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

(Holder for all
the Vendors and
Confirming Party)

Vianar Infra LLP

Authorized Signatory

SIGNED AND DELIVERED

By within name
VIANAAR INFRA LLP, (PURCHASER)
 Represented by its Partner,
MR. AKSHAY CHAUDHRY
 Through Power of
 Attorney Holder
**MR. RALPH FRANCIS
 MASCARENHAS**



Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

(Holder for all
 the Vendors and
 Confirming Party)

Vianaar Infra LLP
 Authorized Signatory

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



Robert Desouza Lawrence

Left Hand Finger Impressions Right Hand Finger Impressions

1.  _____

1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____



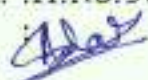
Robert Desouza Lawrence (POA holder for Mrs. Veronica Loat)
 Confirming Party

Vianaar Infra LLP

[Signature]
 Authorized Signatory

WITNESSES:

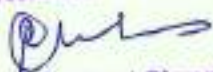
1. Name : Satvesh Sawant
 Father's Name : Sagun Sawant
 Age : 27
 Residential Add. : Saligao, Bardez, Goa
 Signature : 

2. Name : Mrs. Alisha A. Shirodkar
 Father's Name : Anil Shirodkar
 Age : 33
 Residential Add. : H.No.90, Gaunsawaddo, Mapusa, Goa
 Signature : 



(Pot holder for
 all the vendors
 and confirming
 party)

Vianaar Infra LLP


 Authorized Signatory

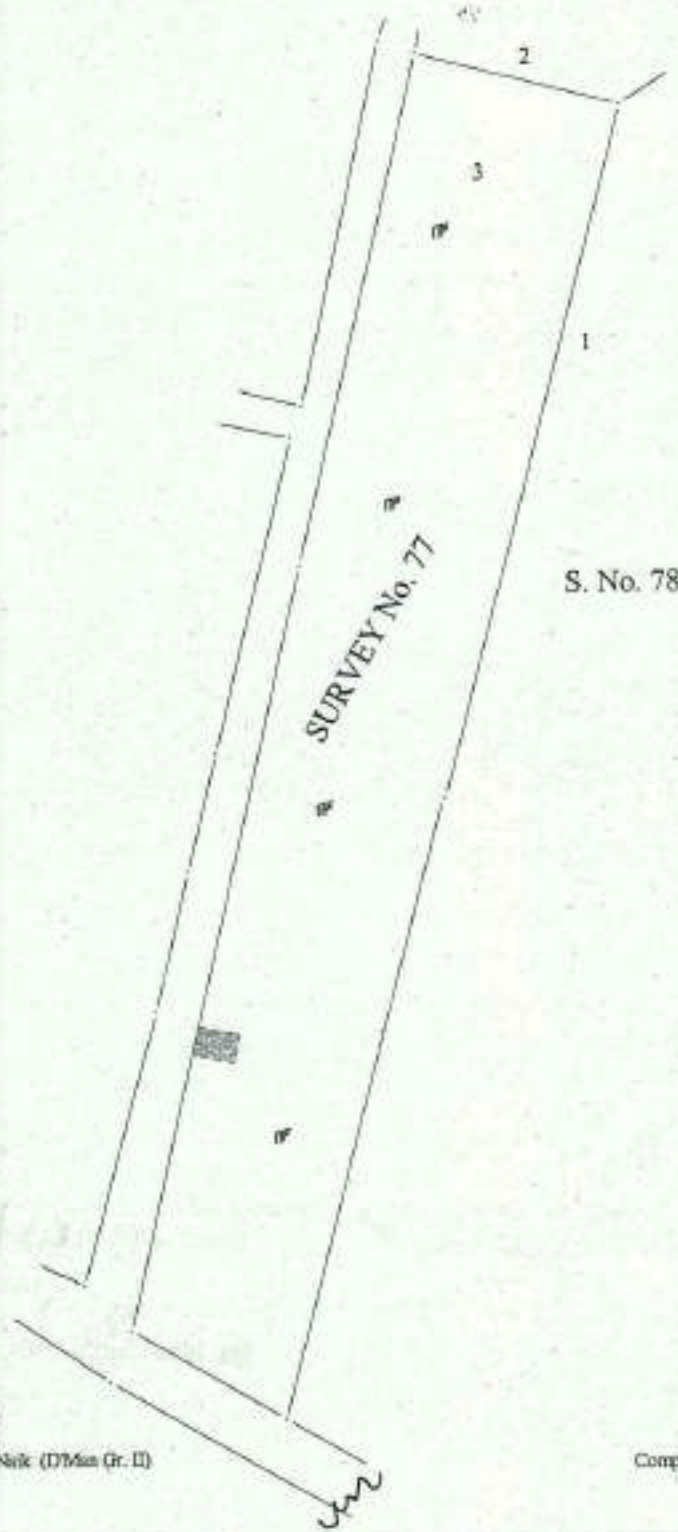


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA



CHAR 121-16412

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



Generated By: *Mitshi Nirk* (D/Msa Gr. II)
 On: 14-07-2021

Compared By: *B. S. K. Pat*

M. N. Nita

Vianaar Infra LLP
[Signature]
 Authorized Signatory



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 20-Oct-2021 12:00:53 pm

Document Serial Number :- 2021-BRZ-3879

Presented at 11:32:31 am on 20-Oct-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1580300
2	Registration Fee	1053540
3	Mutation Fees	2500
4	Processing Fee	3980
Total		2640320

Stamp Duty Required :1580300/-

Stamp Duty Paid : 1580300/-

Presenter

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

Executer

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

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	Robert DeSouza Lawrence , Father Name:Patrick De Souza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church, Bandra West, Mumbai, Maharashtra , 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Tania Trindade Alias Tania Trindade Pinto Alias Tania Maria Trindade			
13	Robert DeSouza Lawrence , Father Name:Patrick De Souza Lawrence, Age: 69, Marital Status: ,Gender:Male,Occupation: Other, 21, Green Park, 11 St Paul Road, Opp St Andrews Church, Bandra West, Mumbai ,Maharashtra , 400050, PAN No.: [REDACTED], as Power Of Attorney Holder for Kevin Trindade Alias Kevin Patrick Trindade			
14	Ralph Francis Mascarenhas , Father Name:Melwyn Mascarenhas, Age: 31, Marital Status: ,Gender:Male,Occupation: Advocate, H No 4-252 , Porba Vaddo, Calangute, Bardez , Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Akshay Chaudhry Partner Of VIANAAR INFRA LLP			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Alisha Anil Shirodkar, Age: 33, DOB: 1988-06-11 , Mobile: 8806401247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, H No 90, H No 90, Gaunsawaddo, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Satvesh Sawant, Age: 27, DOB: , Mobile: 9511859429 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403511, H.No 7/70-A Arraraim Salmona Saligao, H.No 7/70-A Arraraim Salmona Saligao, Saligao, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REG
BARDEZ
21/10/2021

Document Serial Number :- 2021-BRZ-3879

Book :- 1 Document

Registration Number :- **BRZ-1-3770-2021**

Date : 20-Oct-2021

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

SUB-REGISTRAR
BARDEZ

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 20-Oct-2021 12:30:15

Date of Receipt: 20-Oct-2021

Receipt No : 2021-22/9/2397

Serial No. of the Document : 2021-BRZ-3879

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

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

Registration Fee	1053540	E-Challan	• Challan Number : 202100975373 • CIN Number : CPABCRPWZ1	1053540
Processing Fee	3980	E-Challan	• Challan Number : 202100975373 • CIN Number : CPABCRPWZ1	4460
Total Paid	1058000 (Rupees Ten Lakhs Fifty Eight Thousands only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

RAMNATH NAIK

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **20-Oct-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar