

1298

*Chinn...*  
FORM "T"

ORIGINAL

No. *117*

Serial No.

of DOCUMENTS  
APPLICATION

*127210F*

*81210F* JDO...

of document—  
om presented—  
ed fees as follows—  
ation fee ...

*Neel...*  
*Sh...*  
*Neel...*

fee (follow  
/table) *60* ...

fee for endorsements ...

*5226000*

or memoranda (sections 64 to 67)

*9000*

es or inspection ...

*1000*

25 ...

34 ...

ed copies (section 57) folios

fees and payments

(on reverse) No. ...

No. ...

No. ...

No. ...

No. ...

Total ...

*5226000*

documents will be ready on *5/2/2022* and

copy sent by registered post to

delivered at this office

*Sub-Registrar*

send the documents by registered post to the person named

hand it over

Presenter :



ATTESTED TRUE COPY

Notary Public, Delhi

23 FEB 2022



गोवा GOA

Treasury Office  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

7 MAR 2007 03

No. 600  
Value of stamp paper Rs. Twenty five thousand only.  
Name of the party Goldshield Real Estates Pvt Ltd  
Residing at Margao  
Address  
Signature of the party

Serial No. 1272/2007  
Presented at the Office of  
Sub-Registrar of Salcete  
between the hours of 9.30 am  
and 12.45 on 7/3/2007  
Goldshield Real Estates Pvt. Ltd.  
SUBRAMANIAN VENKATESWARAN  
Director / Authorized Signatory

Received fees for Rs. N. 5  
Registration 52260.00  
Copying  
Copy & Enclosures 90.00  
Postage 10.00  
Total Rs. 52360.00

SUB-REGISTRAR  
SALCETE

DEED OF SALE

SUB-REGISTRAR  
SALCETE





गोवा GOA

Treasury Officer  
 GOVERNMENT OF GOA  
 DISTRICT TREASURY SOUTH  
 MARGAO - GOA  
 011004  
 8-17 MAR 2007

No. 600 Place of issue  
 Value of stamp paper Rs Twenty five thousand only  
 Name of the bond Gold Shield Real Estate Pvt Ltd  
 Issued at Margao  
 as above is the sum of 52,300/-  
 Additional stamp

*[Signature]*  
 Signature of the Treasurer

*[Signature]*  
 Signature of the Notary



--2--

This deed of sale is executed at Margao on this 8<sup>th</sup> day of the month of March 2007.

*[Signature]*      *[Signature]*

393/2



गोवा GOA

GOVERNMENT OF GOA  
 DISTRICT TREASURY SOUTH  
 MARGAO - GOA

103056  
 17 MAR 2007

No. 600 Value of stamp paper Rs five hundred only  
 Name of the party Gold Shield Real Estate Pvt Ltd  
 residing at Margao  
 as there is no additional stamp  
 Rs 2,300/-  
 attached along with

Signature of the Notary Public

Signature of Debtor

BETWEEN

1. Mr. GEORGE ANTHONY D'SOUZA, son  
 of late Jeronimo Francisco D'Souza





गोवा GOA

GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

7 MAR 2007 03055

No. 660 Place Margao State of Goa  
Name of stamp paper Rs five hundred Only  
Name of the party Gold Shield Real Estates Pvt Ltd  
Residing at Margao  
Is there is the Stamp  
Additional stamp 52.3081  
Signature of [Signature]



---4---

resident of 16, St. Mary's Road, Hayes  
Middlesex UB3 JV, England.

[Signature] [Signature]



गोवा GOA

GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

103054

17 MAR 2007

600

Name of person

Name of the person

residing

As shown in the

additional stamp

*Rs five hundred only  
Gold Shield Real Estate Pvt Ltd*

*Margao*

*S 2 2001 -*

*[Signature]*

*[Signature]*  
Signature of Person



—5—

2. Mrs. ANTONIA DIVINA YOLANDA  
GRACIAS SOUZA F. ROSARIO, wife of

*[Signature]*

*[Signature]*



गोवा GOA

Treasury Officer  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

103053

Rs. 600  
Date of stamp 17 MAR 2007  
Name of the party: Rs five hundred only  
Gold shield Real Estate Pvt Ltd  
Residence at: Margao  
As this is for: 52.300/-  
Amount paid along with: [Signature]



--6--

late Jancinto Inacio Agostinho do Rosario,  
aged 60 years.

[Signature]

[Signature]





गोवा GOA

GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH MARGAO - GOA  
17 MAR 2007 078713

No. 600 Date of issue 17 MAR 2007  
 Value of stamp paper Rs One hundred Only  
 Name of the purchaser Gold Shield Real Estate Pvt Ltd  
 Residing at Margao  
 In whose name is the stamp issued Gold Shield Real Estate Pvt Ltd  
 Additional stamp 52-300/-  
 Signature of the purchaser [Signature]  
 Signature of the Notary [Signature]



--7--

3. Mrs. MARIA MARTHA EFFIGENIA  
 D'SOUZA F. QUADROS wife of late  
 Joaquim Santana Quadros, major in age both

[Signature] [Signature]





गोवा GOA

600  
Value of stamp paper  
Name of the purchaser  
Residing at  
In whose name  
Additional  
Signature of the purchaser  
7 MAR 2007 078714  
MARGAO - GOA  
Gold Shield Real Estate Pvt Ltd  
Murgao  
S 23021  
Signature of Purchaser

---8---

residents of Devotte, Loutolim, Saltete,  
Goa.





गोवा GOA

GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH

17 MAR 2007 078715

No. 600 Date of issue MARGAO, GOA  
 Value of stamp paper Rs One hundred Only  
 Name of the party Gold Shield Real Estate Pvt Ltd  
 Location Margao  
 As there is no additional amount to be paid along with



—9—

4. Mrs. NELITA SANTANA QUADROS E DIAS, daughter of Aleixo Joaquim Santana Quadros, major in age, and her husband;

5. Mr. PEDRO ANTONIO CUSTODIO DIAS,  
son of Joaquim Dias, major in age;
6. Mr. VIOLANCIO FURTUNATO JOVITO  
PIRES QUADROS, son of Vicente  
Constancio Menino Quadros, aged 19 years,  
bachelor, all residents of Aquem, Alto,  
Margao, Goa.
7. Smt. DAISY PHILOMENA D'SOUZA,  
widow of late Joaquim Alleluia Sucorro  
d'Souza, major in age;
8. Shri SIMPLICIO CALAZANCIO  
D'SOUZA, son of late Joaquim Alleluia  
Sucorro D'Souza, major in age,  
businessman and his wife;
9. Smt. JANE D'SOUZA, major in age,  
married all above residents of 40, Arlem,  
Raia, Salcete, Goa.



---11---

10. Mrs. EFFIE AURDREY D'SOUZA E D'SILVA, daughter of late Joaquim Alleluia Sucorro D'Souza and wife of Vincente Paulo D'Silva, major in age, married, residing at H. No. 190, Adawado, Majorda, Salcete, Goa.



11. Smt. CINTHIA LUIZA GOMES, daughter of late Joaquim Alleluia Sucorro D'Souza, major in age, married and her husband;

12. Shri ESTEVAN GOMES, son of Jose Luis Gomes, major in age, both residents of H. No. 951 Bacbhat, Raia, Salcete, Goa;

13. Smt. MARIA CORA SOCCORINA AZAVEDO, daughter of late Joaquim Alleluia Sucorro D'Souza, major in age, married, and her husband;

14. Shri MANUEL AZAVEDO, son of Anunciacao Nicolau Mathias Luis Azavedo,



--12--

major in age, married both residents of 247,  
Santarbhat, P.O. Piadade, Divar, Iihas-Goa;

15.Smt. JENNIFER PRECILLA PEREIRA,  
daughter of late Joaquim Alleluia Sucorro  
D'Souza, major in age, married and her  
husband;



16.Shri BRAZINHO JAIME PEREIRA, son of  
Cosme Mathias Pereira, major in age,  
married both above residents of H. No. 392,  
Santarbhat, Divar, Iihas Goa.

17.Mrs. ANTONETTE ARANJO, daughter of  
Mr. Thomas Joaquim D'Souza, major in age  
and her husband;

18 Mr. WINSTON ARANJO, husband of Mrs.  
Antonette Aranjio, major in age;

19.Mr. JULIAN D'SOUZA, son of Mr.  
Thomas, Joaquim D'Souza, major in age;



20. Mr. JOSEPH ELVIN D'SOUZA, son of Mr. Thomas Joaquim D'Souza, major in age;

21. Mrs. ANNA D'SOUZA, daughter of Mr. Anthony Cajetan Dias, major in age.

22. Mr. JEREMIAS D'SOUZA, son of Mr. Thomas Joaquim D'Souza, major in age and his wife;

23. Mrs. COLLETTE D'SOUZA, wife of Jeremias D'Souza, major in age;

24. Mrs. ARIENE D'COSTA, daughter of Mr. Thomas Joaquim D'Souza, major in age and her husband;

25. Mr. ALLWYN D'COSTA, husband of Mrs. Arelen D'Costa, major in age;

26. Mrs. EMERETTA AMELIA LOBO, daughter of Mr. Thomas Joaquim D'Souza, major in age and her husband;



Two handwritten signatures in black ink, one on the left and one on the right, positioned below the list of names.

--14--

27. Mr. BYRON LOBO, husband of Mrs. Emeretta Amelia Lobo, major in age all resident of Bandra Mumbai, hereinafter known as the VENDORS

AND



GOLDSHIELD REAL ESTATE PVT. LTD. a company incorporated under the Indian Companies Act with office at Akruti Trade Centre, MIDC Andheri (E), Mumbai and represented herein by Mr. Subramaniam Veskateswaran Director by resolution dated 12<sup>th</sup> Jan. 07, hereinafter known as the VENDEE.

The term 'VENDORS' shall unless it be repugnant to the context and meaning shall include their heirs, legal representatives and successors and the term 'VENDEE' shall include its successors in interest. All the VENDORS are represented by his



power of attorney holder Dr. Sidney Tony Moraes, son of late Simon Moraes, major of age, resident of Bellavista apartments, second floor, Luis Miranda Road, Margao, Goa. The vendor at S. No. 1 has executed a power of attorney before Charandeep Sehmi Solicitory and Notary Public at Middlesex U.K. The VENDORS at Sr. No. 2 to 6 have executed a power of attorney before Notary Jayant S. Prabhu Shanbhag vide power of attorney dt. 23/11/06 under no. 58/74/06. The VENDORS at Sr. No. 7 to 16 have executed a power of attorney before Notary A.V. Prabhudessai on 31/10/06 under registration no. 146/06. The VENDORS at Sr. No. 17 and 18 have executed a power of attorney before A.N. Pande, Notary Govt. of India at Mumbai, vendor at Sr. No. 19 has executed a power of attorney before Notary A.N. Pande on 12/10/2006 the VENDORS at Sr. No. 20 and 21 have executed power of attorney before Ramji Ojha Notary Union of India at Mumbai on 20/10/06. VENDORS at Sr. No. 22 and 23 have executed power of attorney before Notary N.I. D'Monte at Mumbai on 16/10/06. Vendors at Sr.



Two handwritten signatures in black ink, one appearing to be a stylized 'D' and the other a more complex signature.



No. 24 and 25 have executed power of attorney before Notary N.I. D'Monte at Mumbai on 16/10/06. Vendors at Sr. No. 26 and 27 have executed power of attorney before Notary N.I. D'Monte at Mumbai on 16/10/06.

All parties to this deed are Indian Nationals.



WHEREAS:

A. Within the jurisdiction of Village Panchayat of Raia and in the Revenue Village Raia there is a property described in the land registration office under no. 6384 of page V of Book No. 17 new series and originally owned by Simplicio Crisostoma D'souza in whose favour the said property was inscribed.

B. The said property is surveyed in the records maintained under the Land Revenue Code under No. 393/L of Raia village and Shri Francisco Zenononio



D'Souza is shown as the occupants in form I and XIV. He is the great great grand father of late Simplicio Crisostomo D'Souza.

- C. The VENDORS are the descendants of Simplicio Crisostomo D'Souza and have represented to the VENDEE as under
- a. the title of the VENDORS to the said property is valid, legal, clear, marketable, unencumbered and subsisting;
  - b. the VENDORS are in peaceful, open, continuous, exclusive and uninterrupted actual physical possession of the said property;
  - c. the said property are absolutely free from encumbrances, charges, liens, and that the parties of the first part have neither obtained any loan by encumbering the said property;
  - d. there are no dues payable to the government or any other authority or



any other statutory body/bodies whether with respect to any land tax or any amounts leviable by such bodies.

- e. no attachment or notices from the central or state government, any local body or authority, whether under the municipality Act or any other act of any scheme or legislative enactment; government ordinance. Order or said notification including any notice/proceedings for acquisition or requisition has/had been received by or served upon the VENDORS part and that the said property or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act or any statutory law or regulation;
- e. there are no mundkars and/or tenants and/or and no other persons claiming



A handwritten signature in blue ink, appearing to be "MAGO".

A handwritten signature in blue ink, appearing to be "KUMAR".

---19---

any right of any nature in the said property.

- D. Based upon the above representations the VENDEE has agreed to purchase the said property for a total consideration of Rs. 2612500/- (Rupees twenty six lakhs twelve thousand and five hundred only) which consideration has been paid to the VENDORS and in pursuance of the payment of consideration the VENDORS executed an irrevocable power of attorney in favour of Dr. Sidney Tony Moraes at the instance of the VENDEE, granting all powers including power to execute deed/s of sale. The VENDEE has decided to get the deed of sale execute transferring the property to the VENDEE.



A handwritten signature in black ink, appearing to be "Dr. Sidney Tony Moraes".

A second handwritten signature in black ink, which is less legible than the first.



100004058007

## FORM I &amp; XIV

नमुना नं १ व १४

Date : 02/01/2015

Page 1 of 1

Taluka SALCETE  
ता.लु.का  
Village Raia  
गांव  
Name of the Field Pesva Gor Bhat  
शेताचें नांव

Survey No. 393  
सर्वे नंबर  
Sub Div. No. 2  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.51.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.51.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण	
0000.00.00	0000.00.25	0000.00.25	0000.52.00	
Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	
		Predial प्रेदियाल	Rs. 0.00	
		Rent रेंट	Rs. 0.00	
S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Francisco Zeronio D'Souza			
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			
Other Rights इतर हक्क	Name of Person holding rights and nature of rights: 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 सौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation कृषिके अशील	Source of irrigation सिंचनाचा प्रावि	Remarks शेरा
	Nil								
	Nil								

End of Report

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



OFFICER IN CHARGE  
LAND RECORDS  
VIDE GOVERNMENT ORDER  
26/1/2001 - RD (7379)  
DATED 22/01/2001  
Mamlatdar, Raia, Taluka Salcete

M 16839

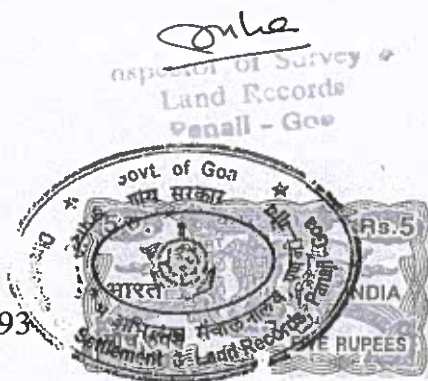
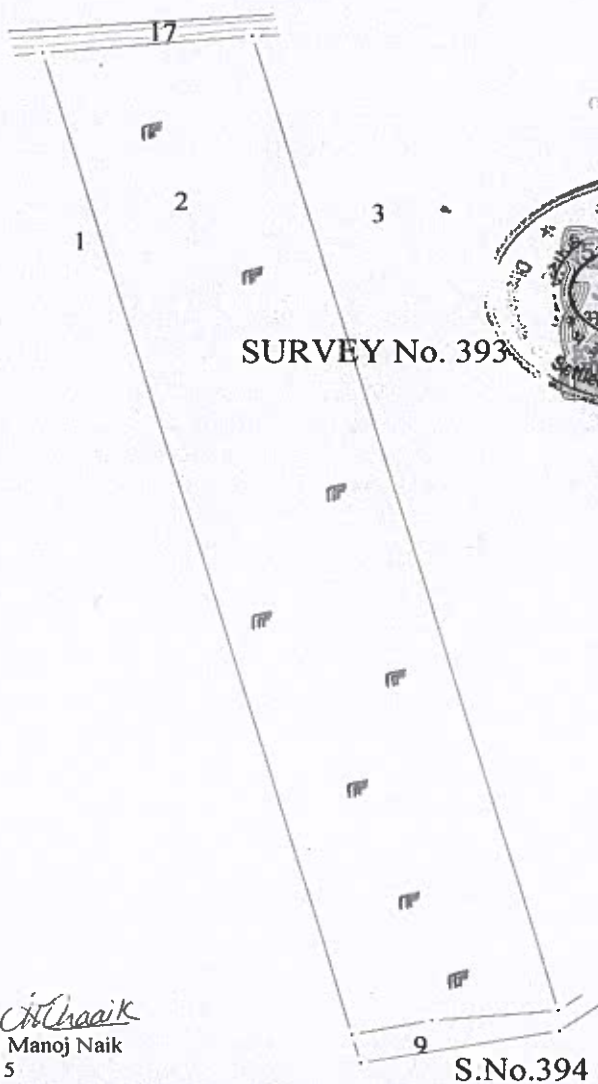


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI-GOA



Inward No.: 500

Plan Showing plots situated at  
Village : RAIA  
Taluka : SALCETE  
Survey No./Subdivision No. : 393/ 2  
Scale : 1:1000



Generated By : Manoj Naik  
On : 07-01-2015

Compared By: [Signature]  
7/1/15  
D. Manoj  
C.M. I



NOW THEREFORE THIS DEED WITNESSETH  
AS UNDER:

1. That in pursuance of the said agreement, the VENDORS hereby grant, convey and assure all that 'SAID PROPERTY' of land described in SCHEDULE hereunder and more clearly shown in the PLAN attached hereto, unto the VENDEE, together with all privileges, advantages, rights to the SAID PROPERTY TO HAVE AND TO HOLD the same for use and benefit of the VENDEE.
2. It is hereby covenanted between the parties that the VENDEE may from time to time and at all times hereafter peaceably and quietly enter upon, possess and enjoy the SAID PROPERTY hereby conveyed without any claim whatsoever from the VENDORS or anybody claiming on their behalf.



Two handwritten signatures in blue ink, one on the left and one on the right, positioned below the text of the second clause.

3. It is hereby covenanted between the parties that the VENDEE shall hold, possess and dispose off or otherwise deal with the SAID PROPERTY forever released and discharged by the VENDORS and indemnify the VENDEE against any claim in respect of the SAID PROPERTY.



4. The VENDEE has paid to the VENDORS full consideration amount of Rs. [REDACTED]/- (Rupees [REDACTED] and five hundred only) which amount is paid in the following manner.

- |    |                                     |     |            |
|----|-------------------------------------|-----|------------|
| 1. | Simplicio<br>Calazancio<br>De'Souza | Rs. | [REDACTED] |
| 2. | Antonia Divina<br>Souza e Rosario   | Rs. | [REDACTED] |
| 3. | Martha De'Souza                     | Rs. | [REDACTED] |
| 4. | Vincent Constancio                  | Rs. | [REDACTED] |





Quadrus

5. Melita Santano Rs  
Quadrus e Dias
6. Joseph Elvin Rs  
D'Souza & Mrs.  
Ana D'Souza
7. George Anthony Rs  
D'Souza
8. Emeretta Lobo Rs
9. Arlene D'Costa Rs
10. Jeremias D'Souza Rs

Rs



5. The consideration amount is paid to the VENDORS in the above manner at their clear and specific instructions and the VENDORS hereby acknowledge the receipt of the entire consideration amount in respect of this deed of sale and the VENDORS hereby discharge the VENDEE from all

liability in respect of the consideration amount.

6. The VENDORS further covenant that they shall at the request and cost of the VENDEE do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY according to the true intent and meaning of this Deed.

7. The VENDORS covenant to save the VENDEE from any harm or loss to keep indemnified the VENDEE from or against all encumbrances, charges or lien whatsoever nature to the SAID PROPERTY hereby conveyed.



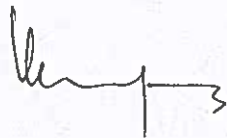
A handwritten signature in blue ink, appearing to read "A.N. Mago".

A handwritten signature in blue ink, consisting of a stylized name followed by the number "3".

**SCHEDULE**

Property called Mablazoichealem admeasuring 5225 sq. mts. described in land registration office under no. 6384 of page 9V of Book No. 17 new series not enrolled in the matrix but surveyed under no. 393/2 of Raia village and bounded on the North by property surveyed under 392/1, on the south by property surveyed under 394/2, on the east by property surveyed under 393/3 and on the west by property surveyed under 393/1.

IN WITNESS WHEREOF the parties have set their respective hands and signed hereunder.



VENDORS:



VENDORS nos. 1 to 27 are represented by their power of attorney holder Dr. Sidney Moraes.



A handwritten signature, likely of the notary public, A.N. Mago.

VENDEE:



*Handwritten signature*



*Handwritten signature*

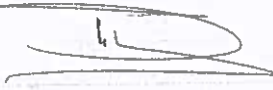
Mr. Subramaniam Venkateshwaran Director  
for Goldshield Real Estate . Pvt. Ltd.



*Handwritten signature*

*Handwritten signature*

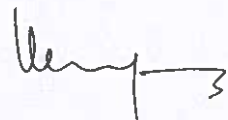
Witnesses:

1. 

2. V. Shankar







N

S. No. 393



SURVEY No. 393

S. No. 394

392/1

9  
8

S.No.395



for Goldsfield Real Estate Pvt. Ltd.

*[Handwritten Signature]*


Director of Land Revenue

Executing Parties

1 - Dr. Sidney Tony Moraes, 570 later  
Simon Moraes major of age, Indian  
National, resident of Bellvists Apt.  
2nd floor Luis Miranda, Road Margao  
Salcete as attorney of vendors. Also  
(1) to (2)

2 - Goldshield Real Estate Pvt. Ltd,  
with office at Anelhei (E) Mumbai  
and represented herein by its Director  
Mr. S. Venkateswara, of Sundareswar-  
raier Subramanian, aged 51 years and  
resident of flat no. 10 blocks no 7 floor  
no 1 to 2 side 23th vestra Sadey,  
East Mumbai

Executing party.....  
admits execution of the so called  
..... deed

Sidney Moraes 

For Goldshield Real Estate Pvt. Ltd.  
SUBRAMANIAN VENKATESWARAN  
Director / Authorized Signatory



Shri cesare var, Advocate, major  
of age, married, Indian National  
residing at Benaulim.

ATTESTED TRUE COPY

Notary Public, Delhi

23 FEB 2022

W3  
Margao dated 8/3/2007.

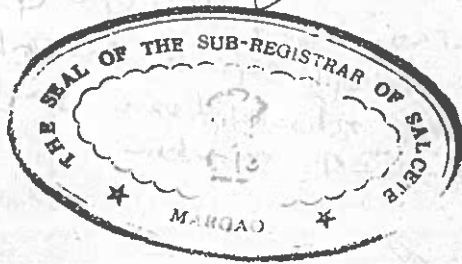


Attested Copies of Power of Attorney  
Filed at Pages 61 to 206 of supplement  
Part VII to Register Book I, Vol. I 143  
Dated 21/03/07

*mm*  
SUB-REGISTRAR  
SALCETE

Registered No. 1298  
at pages 198 to 228  
Book No. I Volume No. 2375  
date 21/03/07

*mm*  
Sub-Registrar



ATTESTED TRUE COPY

*mm*  
Notary Public, Delhi

23 FEB 2007