

Phone No: 9822486176
Sold To/Issued To:
DILIP KESHAV DESAI
For Whom/ID: Proof:
ABRPD4544H



DEC-07-2022 11:39:03
₹ 0405000/-
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3815838 35/02/06/2022-RD1
Other

2015/2022



Pon-1-1969-2022



Dilip K. Desai

DEED OF SALE

[Signature] CH

[Signature] K. Desai

111,000 271E



This DEED OF SALE is made and executed at,
Ponda, Goa, on this 07th day of DECEMBER, 2022.

B E T W E E N

(1) Mrs. **MARIA SULANA FILOMENA D'SOUZA** alias **MARIA SULANA FILOMENA D'SOUZA** **AGUIAR** also known as **MARIA SULAN F. S. AGUIAR** also known as **SULANA DSOUZA**, age about 74 years, Daughter of Mr. Joao Aguiar alias Jose Antonio Basilio Francisco de Santana Aguiar, and wife of Mr. Neville D'Souza alias Neville Lawrence D'Souza, married, occupation – housewife, Canadian National holding Canadian Passport no.HC 248092 and Certificate of Registration (Overseas Citizen of India) OCI Card no.A 867067 issued on 01/07/2011, having Income-tax PAN CARD no [REDACTED] and AADHAAR CARD no [REDACTED] and her husband (2) **Mr. NEVILLE D'SOUZA** alias **NEVILLE LAWRENCE D'SOUZA**, age 82 years, son of Mr. Arnaldo Herachio D'Souza, married, occupation – Retired, Canadian National holding Canadian Passport no.AA 396313 and Certificate of Registration (Overseas Citizen of India)



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OCI Card no.A 854662 issued on 13/06/2011, having Income-tax PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED] both residents of 1050 Main St. E. Apt. 420, Milton, Ontario, L9T 9M3, Canada; presently residing at Model Status, 4B/T3 and T4, Dona Paula, North Goa, 403 004, and hereinafter jointly referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators, legal representatives and assigns) represented herein by their constituted Power of Attorney holder, Mr. CEDRIC MARIAN MENDONCE, age 68 years, son of Marian Mendonce, Indian National holding PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED] residing at 102, Princess, D Monte Park Road, Bandra Gymkhana, Bandra (West), Mumbai 400050, appointed vide Power of Attorney executed on 11th November 2022 before the Notary, Adv. Sanjay A Shirodkar at Margao, Goa, registered under Reg. no.859/2022; a certified copy of which is furnished along with this Deed to the office of the Sub Registrar.




e v





A N D

M/s. ARAUJO REALTORS, a sole proprietary concern of Mr. RYAN ANTHONY ARAUJO, age 45 years, married, occupation - Business, son of Mr. Francisco Xavier Araujo alias Frank Araujo, holding PAN CARD no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED], Indian National, (Mobile no.9820190349) residing at Plaza De Araujo, Opp. Benaulim Panchayat, Benaulim, Salcete, Goa, hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns).



A N D

Mr. DILIP KESHAV DESAI, age 62 years, son of Mr. Keshav Desai, married/~~baaheler~~; occupation Business, Indian National, holding PAN CARD no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED] (Mob. No.9822486176) resident of House no.298, Nepathya Parimal Co-op. Housing Society, Opp. Syndicate Bank, Dhavali-Mol, Kavallem, Ponda, Goa, 403401, hereinafter referred to

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as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, legal representatives and assigns).

WHEREAS although the DEVELOPER Mr. Ryan Anthony Araujo is married, his wife is not a party to this Deed, since they are married under total separation of assets with Deed of Ante-nuptial Contract drawn on 23rd December 2021 recorded at folio 74v to 75v of Deeds Book no.1691 before the Civil Registrar cum Sub Registrar of Salcete, in the Notarial office of the Judicial Division of Salcete, at Margao.



WHEREAS there exists a property situated at village Queula of Ponda Taluka, Goa, which is fully described in **Schedule 'I'** hereto, which property shall hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS the SAID PROPERTY originally belonged to JOAO ANTONIO BASILIO FRANCISCO





DE SANTANA AGUIAR alias JOSE ANTONIO BASILIO FRANCISCO DE SANTANA AGUIAR who was married to MARIA ILDA CLEMENTINA AMELIA DA GRACA ADELAIDE DE SOUZA alias ILDA DSOUZA AGUIAR.

AND WHEREAS upon the death of said Joao Antonio Basilio Francisco de Santana Aguiar, Orphanological Inventory Proceedings were instituted in the Judicial Court of Ponda, Goa, being Procee. no.37/1962 which Inventory proceedings was subsequently transferred to Comarca of Ilhas Goa and renumbered as 6/1965, wherein, the SAID PROPERTY was enlisted under ITEM no.7 and the said Inventory got concluded by Final Order dated 21/12/1965 in the Court of the Civil Judge Senior Division at Panaji.



AND WHEREAS as per the said Inventory Proceedings, the SAID PROPERTY among other properties, was allotted to the widow and moiety sharer OF Joao Antonio Basilio Francisco Santana Aguiar, namely MARIA ILDA CLEMENTINA AMELIA DA GRACA ADELAIDE DE SOUZA alias ILDA DSOUZA AGUIAR.



AND WHEREAS said MARIA ILDA CLEMENTINA AMELIA DA GRACA ADELAIDE DE SOUZA alias ILDA DSOUZA AGUIAR divided the SAID PROPERTY into three Plots, being Plots "A" admeasuring an area of 4939 sq. mts., Plot "B" admeasuring an area of 3195 sq. mts. and Plot "C" admeasuring an area of 4093.50 sq. mts. (which Plots shall hereinafter be referred to as the "SAID PLOTS")



AND WHEREAS vide a Deed of Gift dated 15th October 1970 duly registered in the office of the sub registrar of Ponda, under Reg. no.191 at pages 171 to 175 of book no.1 vol. no.XII dated 23/11/1970, said MARIA ILDA CLEMENTINA AMELIA DA GRACA ADELAIDE DE SOUZA, widow of Jose Antonio Basilio Francisco de Santana Aguiar as "Donor" gifted the SAID PLOTS being Plots "A", "B" and "C" to the VENDOR no.1 herein namely MARIA SULANA FILOMENA D'SOUZA AGUIAR.

AND WHEREAS the VENDOR no.1 is married to the VENDOR no.2 herein under the regime of communion of assets prevailing in the state of Goa,





and in view of the above, both the VENDORS are lawfully the owners and in possession of the SAID PLOTS i.e. Plots "A", "B" and "C".

AND WHEREAS the **PLOT "A"** admeasuring 4939 sq. mts. is now identified in the survey records of village panchayat of Queula under Survey no.23/1-A, (which is better described in **Schedule 'II'** hereto and shall hereinafter be referred to as the "**SAID PLOT A**");

AND WHEREAS the PLOT "B" is now identified in the survey records of village panchayat of Queula under Survey no.23/1-B; and the PLOT "C" is now identified in the survey records of village panchayat of Queula under Survey no.23/1-C.



AND WHEREAS vide an Agreement of Sale dated 25th January 1996, the VENDORS herein agreed to sell to M/s. J.A. CONSTRUCTIONS, a partnership firm having office at Sadar, Ponda, Goa, represented by its Partner Mr. Julio Cedric Aguiar (hereinafter referred to as the "BUILDERS"), the SAID PLOTS with an


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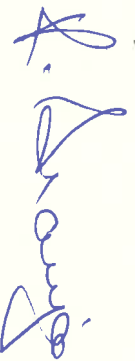
exception of an area of 1103 sq. mts., in consideration of the BUILDERS constructing and allotting to the VENDORS, built-up area in the said Plots.

AND WHEREAS since the BUILDERS could not develop the SAID PLOTS and comply with the terms and conditions of the said Agreement of Sale dated 25/01/1996, the BUILDERS assigned the same by an Agreement of Assignment dated 06/10/1999 in favour of AGUIAR CONSTRUCTIONS PVT. LTD., a Private Limited Company.



AND WHEREAS since AGUIAR CONSTRUCTIONS PVT. LTD. also could not fulfil the terms and conditions of the said Agreement of Assignment dated 06/10/1999, the VENDORS, vide an Agreement to Cancel Contract of Development signed and executed on 02nd February 2002 terminated both the documents executed with the BUILDERS and said AGUIAR CONSTRUCTIONS PVT. LTD., being Agreement of Sale dated 25/01/1996, and the Agreement of Assignment dated 06/10/1999, with full legal effect.


C.R.





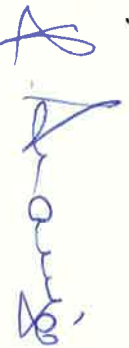
AND WHEREAS it was clearly understood as per the said Agreement to Cancel Contract of Development dated 02/02/2002, that whatever development carried out in the SAID PLOT A would be binding on the VENDORS and the VENDORS shall be liable to complete the execution of the documents like Agreement to Sell, Deed of Sale in favour of the prospective Purchasers of the premises being constructed in the SAID PLOT A.

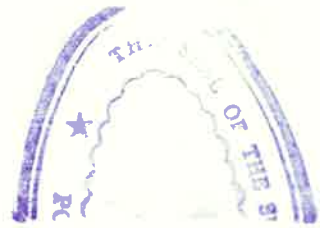


AND WHEREAS the VENDORS have obtained conversion sanad from the Office of the Additional Collector-III, Ponda, dated 02/07/2020 under Ref. no.AC/PON/SG/CONV/ 06/2020/289 in respect of the entire PLOT A bearing survey no.23/1-A of village Queula.

AND WHEREAS based on such understanding, the VENDORS have already executed various Deeds of Sale in favour of various prospective Purchasers of the premises constructed in a portion of the SAID PLOT A having an area of 987 square metres, and hence the balance portion of the SAID PLOT A admeasuring 2,857 sq. mts. has been accordingly





disannexed by the VENDORS, and which disannexed portion is divided into two Plots since an area of 330 sq. mts. has been acquired by the Government of Goa for passing/laying of a water pipeline. The said two Plots are designated as PLOT X admeasuring 1981 sq. mts. and PLOT Y admeasuring 546 sq. mts., and which Two PLOTS are better described in **Schedules 'III' and 'IV' hereto**, respectively.

AND WHEREAS vide a Memorandum of Understanding dated 03rd November 2020, the DEVELOPER herein had agreed to purchase from the VENDORS herein, the said two plots being **PLOT X** and **PLOT Y** which are better described in Schedules 'III' and 'IV' hereto respectively.

AND WHEREAS the VENDORS have already received their consideration as mentioned in the said Memorandum of Understanding dated 03rd November 2020 from the DEVELOPER and the DEVELOPER is entitled to deal with the said two PLOTS being PLOT X and PLOT Y, in any manner he deems fit and proper including enter into any agreements with any person/s.







AND WHEREAS the DEVELOPER herein, with the consent and confirmation of the VENDORS herein, decided to develop the PLOT X admeasuring 1981 sq. mts. into sub-divided plots, wherein the DEVELOPER has also provided proper road.



AND WHEREAS the PURCHASER herein has approached the DEVELOPER to purchase the said **PLOT Y** admeasuring **546 sq. mts.**, which is better described in **Schedule 'IV'** and shown in RED colour lines in the plan annexed hereto, and the VENDORS along with the DEVELOPER have agreed to sell the same to the PURCHASER, for a total consideration of **Rs. 90,00,000/- (Rupees ninety lakhs only)**, which consideration, at the request of the VENDORS, is being paid by the PURCHASER in favour of the DEVELOPER herein, after deducting **TDS @ 22.88%** on the total consideration, as per the provisions of the Income Tax Act, considering the VENDORS are Foreign Nationals of Indian origin.

The said PLOT Y described in Schedule 'IV' hereto and which is the subject matter of this Deed shall hereinafter be referred to as the "**SAID PLOT-Y**".



AND WHEREAS the VENDORS and DEVELOPER have declared to the PURCHASER that :-

- 1) the VENDORS are exclusively entitled to own, hold, possess and deal in any manner with the SAID PLOT-Y.
- 2) the VENDORS' title to the SAID PLOT-Y is clean, clear, legal, unencumbered, marketable and subsisting
- 3) The VENDORS have not agreed to sell the SAID PLOT-Y or any part thereof to any person nor entered into any agreement or any understanding with any third party for the sale of the SAID PLOT-Y.
- 4) there are no tenants and/or watch and ward or any person claiming any right in respect of the SAID PLOT-Y.
- 5) the VENDORS have not mortgaged the SAID PLOT-Y or any portion thereof nor created any third party right in favour of any Financial Institution or any Nationalized Banks and that the SAID PLOT-Y being sold are free from encumbrances, liens, charges etc.
- 6) the SAID PLOT-Y is not subject to any notice or notification or proceedings under Land Acquisition Act or Administration of Evacuee Property Act
- 7) the VENDORS have not received any notices of acquisition/requisition from State Government or



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Central Government or any local authority and the SAID PLOT-Y is not subject-matter of any attachment by any authority.

AND WHEREAS, the said total consideration of Rs.90,00,000/- (Rupees ninety lakhs only) is paid by the PURCHASER to the DEVELOPER, in the following manner :-

a) a sum of Rs.69,40,800/- (Rupees sixty nine lakhs forty thousand eight hundred only) paid by Pay Order/Demand Draft bearing no.565234 dated 07/12/2022 drawn by The Bicholim Urban Co-operative Bank Ltd., Ponda Branch; and

b) balance sum of Rs.20,59,200/- (Rupees twenty lakhs fifty nine thousand two hundred only) has been deducted towards TDS @ 22.88% on the total consideration of Rs.90,00,000/- and paid by the PURCHASER on behalf of the VENDORS to the Income Tax Department in compliance with the Income Tax Laws of the Income Tax Act, 1961 vide Challan Sr. no.00007 on 07/12/2022; the said Challan of the TDS payment is furnished along with this Deed to the Office of the Sub Registrar.





AND WHEREAS the Deputy Town Planner, Town and Country Planning Department, Ponda Taluka Office, Ponda, has granted No Objection Certificate for the registration of Deed of Sale in respect of SAID PLOT-Y admeasuring an area of 546 sq. mts. which is being sold/conveyed under this Deed of Sale Vide letter under Ref. no. TPP/1846/Queula/ 49(6)/23/1-A/2022/2540 dated 29/11/2022.



AND WHEREAS the parties hereby confirm that the SAID PLOT-Y under transaction, is nonagricultural land/property and the VENDORS herein own the responsibility that the transaction is in compliance with the FEMA/RBI guidelines and there is no violation of the same.

AND WHEREAS the VENDORS hereby declare that they are aware of the Notification no.RD/LAND/LRC/318/77 dated 21/8/78 and Circular no.16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and accordingly declare that they do not belong to the scheduled caste and/or scheduled tribe category, and as such, there is no

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restriction of whatsoever nature on the sale of the SAID PLOT-Y, which is the subject matter of this Deed.

AND WHEREAS the parties hereto now desire to complete the sale of the SAID PLOT-Y, by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER :

1. That in consideration of sum of Rs.69,40,800/- (Rupees sixty nine lakhs forty thousand eight hundred only) paid by the PURCHASER to the DEVELOPER herein, at the request of the VENDORS, vide Pay Order/Demand Draft bearing no.565234 dated 07/12/2022 drawn by The Bicholim Urban Co-operative Bank Ltd., Ponda Branch, after deducting a sum of Rs.20,59,200/- (Rupees twenty lakhs fifty nine thousand two hundred only) towards TDS calculated at 22.88% on the total consideration of Rs.90,00,000/- (Rupees ninety lakhs only) and paid on behalf of the VENDORS, to the Income Tax Department in compliance with the Income Tax Laws




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of the Income Tax Act, 1961; receipt whereof the VENDORS and the DEVELOPER hereby admit and acknowledge to the PURCHASER herein, they the VENDORS along with the DEVELOPER do hereby sell, transfer, convey and assure in favour of the PURCHASER herein, the **SAID PLOT-Y** which is better described in Schedule 'IV' hereto, free from all encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD THE SAME UNTO AND TO the use of the PURCHASER absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

1A. That although the total consideration of the SAID PLOT-Y is Rs.90,00,000/- (Rupees ninety lakhs only), the PURCHASER has paid to the DEVELOPER, a sum of Rs.69,40,800/- (Rupees sixty nine lakhs forty thousand eight hundred only) as the balance amount of Rs.20,59,200/- (Rupees twenty lakhs fifty nine thousand two hundred only) has been paid by the PURCHASER to the Income Tax Department towards deduction of 22.88% TDS in






compliance with the Income Tax Laws, on 07/12/2022; the said Chailan of the TDS payment is furnished along with this Deed to the Office of the Sub Registrar.

2. That the VENDORS and the DEVELOPEPR hereby agree and undertake to save harmless and keep indemnified the PURCHASER from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASER, by reason of :



- i) there being any defect in title of the VENDORS to the SAID PLOT-Y conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the SAID PLOT-Y conveyed hereunder;
- iii) and/or there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID PLOT-Y conveyed hereunder.

3. That the VENDORS and the DEVELOPER shall, at the request and cost of the PURCHASER, do, execute and perform all necessary acts, deeds and things as may be required by the PURCHASER for the purpose of more perfectly conveying and assuring

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in favour of the PURCHASER herein, the SAID PLOT-Y and/or for the purpose of recording and registering in the name of the PURCHASER, the SAID PLOT-Y conveyed hereunder, in all Government records including Land Revenue, Land Survey records and Village Panchayat Records.

4. The VENDORS have today delivered to the PURCHASER the clean, clear and vacant possession of the SAID PLOT-Y.

5. The VENDORS/DEVELOPER have already furnished the title documents in respect of the SAID PLOT-Y/property to the PURCHASER.

6. The VENDORS hereby give their consent and no objection to the concerned Village panchayat for mutation/partition/recording the name of the PURCHASER in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PLOT-Y conveyed hereunder. The VENDORS have also issued NOC for mutation of the land records to the PURCHASER along with the mutation application on execution of this Deed of Sale.



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7. The VENDORS and the DEVELOPER hereby declare that the PURCHASER shall be entitled to the use and possess the SAID PLOT-Y conveyed hereunder, without any interruption or interference from them or anyone else claiming through them.

8. That the market value of the SAID PLOT-Y is Rs. 90,00,000/-, accordingly stamp duty of 4.5% i.e. Rs. 4,05,000/- is affixed to this Deed plus applicable 3% registration fees are paid on execution of this Deed, which are paid and borne by the PURCHASER herein.

Schedule -1
Description of property

All that property named BORODO situated at Ponda, taluka and sub district of Ponda, state of Goa, within the Ponda Municipal Area, not described in the land registration office but described in the taluka revenue office under no. 830 and is bounded on the -
East - by property of Government of Goa (Forest);
West - by national road;
North - by the property belonging to the heirs of Antonio de Aguiar;
South - by Borodo of Gauncareas;



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The said property is identified under Survey no.23 sub-division no.1 of village Queula.

Schedule – II
Description of Plot “A”

All that Plot of land known as Plot “A” of the property described in Schedule “I” above, situated at Ponda Taluka, state of Goa, forming a separate and distinct unit, having an area of 4,939 sq. mts. bearing survey no.23/1-A of village Queula, and bounded on the –

East – by belt of land 6 mts. wide of the same property reserved for access road;

West – by National road – Ponda-Margao;

North – by remaining portion of the same property;

South – by belt of land 6 mts. wide of the same property reserved for access road;

Schedule – III
Description of PLOT X

All that disannexed portion admeasuring 1,981 sq. mts. of PLOT “A” described in Schedule ‘I’ above, which portion is identified in the survey records of


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K. Narasimha



village Queula under survey-no.23/1-A (part) and is bounded as under:-

- On the East – by land reserved for water pipeline;
- On the West – by existing building;
- On the North – by compound wall;
- On the South – by existing 10 metres wide road;

Schedule - IV
Description of PLOT Y conveyed hereunder



All that disannexed portion admeasuring **546 sq. mts.** of PLOT "A" described in Schedule 'II' above, which portion is identified in the survey records of village Queula, under survey no.23/1-A (part) situated at Queula, Ponda, Goa, and is bounded as under:-

- On the East – by 6 mts. wide road;
 - On the West – by land reserved for water pipeline;
 - On the North – by land reserved for water pipeline;
 - On the South – by 10 mts. wide existing road.
- The SAID PLOT is shown in RED colour oblique lines in the plan annexed to this Deed.

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P. A. A. A.



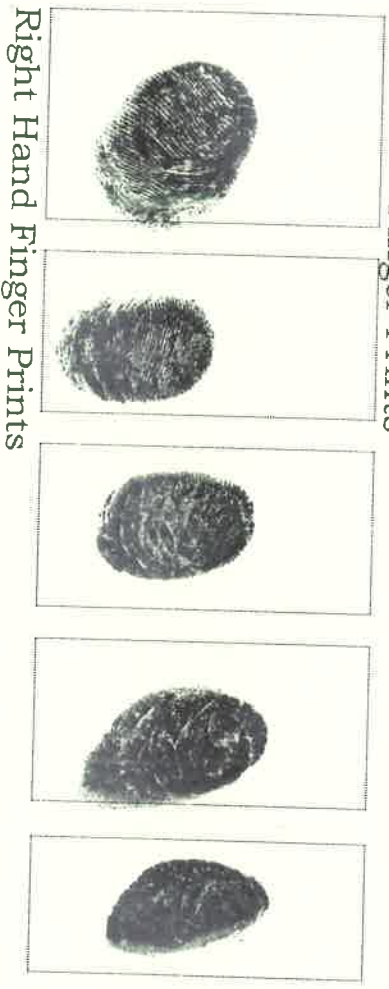
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day month and year first hereinabove mentioned.

VENDORS -

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(1) Mrs. MARIA SULANA FILOMENA D'SOUZA alias MARIA SULANA FILOMENA D'SOUZA AGUIAR also known as MARIA SULAN F. S. AGUIAR
(2) Mr. NEVILLE D'SOUZA alias NEVILLE LAWRENCE D'SOUZA
Through their Power of Attorney holder
Mr. CEDRIC MARIAN MENDONCE



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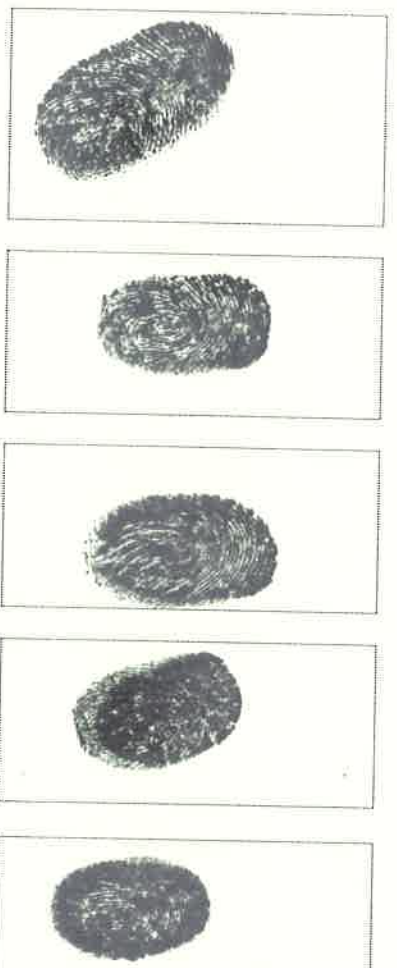
DEVELOPER -

A. Araujo

Mr. RYAN ANTHONY ARAUJO
Sole proprietor of
M/s. ARAUJO REALTORS



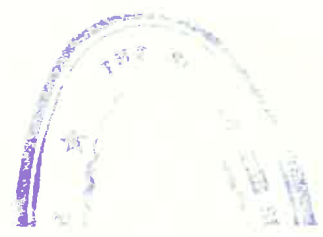
Left Hand Finger Prints



Right Hand Finger Prints

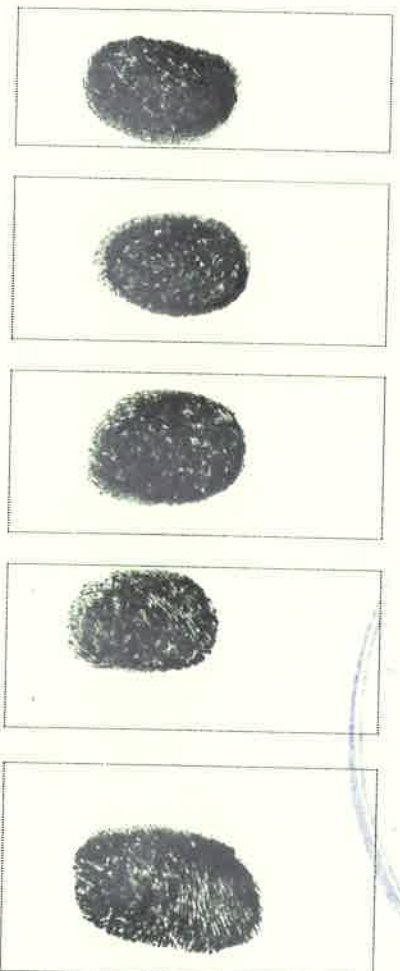
A. Araujo

A. Araujo

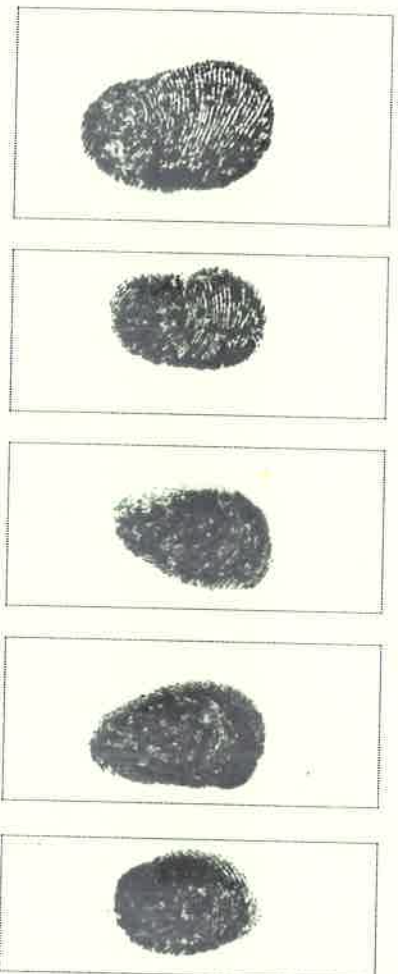


PURCHASER -

Mr. DILIP KESHAV DESAI



Left Hand Finger Prints



Right Hand Finger Prints

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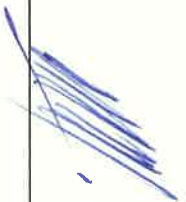




Witnesses -

1. Mr. AWADHUT ANANT VAIDYA
r/o House no.299, Dhavali, Parimal Housing
Society, Queula, Ponda, Goa, 403401

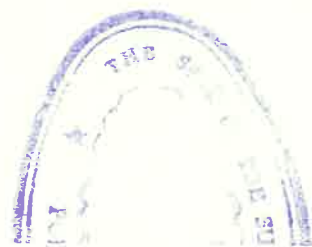
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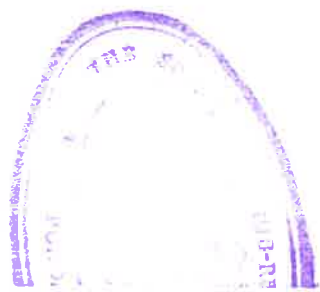


2. Mr. KAPIL DAMODAR BORKAR
r/o House no.823, Deulwada, Borim,
Ponda, Goa, 403401.

Signature - _____









Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Dec-2022 12:18:59 pm

Document Serial Number :- 2022-PON-2015

Presented at 12:13:17 pm on 08-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	405000
2	Registration Fee	270000
3	Mutation Fees	1000
4	Processing Fee	1380
Total		677380

Stamp Duty Required : 405000/-

Stamp Duty Paid : 405000/-




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	^{MR} DILIP KESHAV DESAI , Father Name:Keshav Desai, Age: 62, Marital Status: Married, Gender:Male, Occupation: Business, Address1 - House no.298, Parimal Co-op. Housing Society, Opp, Syndicate Bank, Dhavali-Mol, Kavalem, Ponda Goa, Address2 - , PAN No.: [REDACTED]			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CEDRIC MARIAN MENDONCE , Father Name:Marian Mendonce, Age: 68, Marital Status: , Gender:Male, Occupation: Unemployed, 102, Princess, D Monte Park Road, Bandra Gymkhana, Bandra (West) Mumbai, PAN No.: [REDACTED], as Power Of Attorney Holder for NEVILLE DSOUZA Alias NEVILLE LAWRENCE DSOUZA			
2	CEDRIC MARIAN MENDONCE , Father Name:Marian Mendonce, Age: 68, Marital Status: , Gender:Male, Occupation: Unemployed, 102, Princess, D Monte Park Road, Bandra Gymkhana, Bandra (West) Mumbai, PAN No.: [REDACTED] as Power Of Attorney Holder for MARIA SULANA FILOMENA DSOUZA Alias MARIA SULANA FILOMENA DSOUZA AGUIAR Also Known As MARIA SULAN F S AGUIAR Also Known As SULANA DSOUZA			
3	RYAN ANTHONY ARAUJO Sole Proprietor Of ARAUJO REALTORS , Father Name:Francisco Xavier Araujo Alias Frank Araujo, Age: 45, Marital Status: Married, Gender:Male, Occupation: Business, Plaza de Araujo, Opp. Benaulim parichayat, Benaulim, Salcete, Goa, PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	DILIP KESHAV DESAI , Father Name:Keshav Desai, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, House no.298, Parimal Co-op. Housing Society, Opp. Syndicate Bank, Dhavali-Mol, Kavalem, Ponda Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AWADHUT ANANT VAIDYA, Age: 63, DOB: , Mobile: 9421243004 , Email: , Occupation: Business , Marital status: .: Married , Address:403401, House no.299 Dhavali Parimal Housing Society Queula Ponda Goa, House no.299 Dhavali Parimal Housing Society Queula Ponda Goa, Queula, Ponda, SouthGoa, Goa			
2	Name: KAPIL D BORKAR, Age: 36, DOB: , Mobile: 9834907342 , Email: , Occupation: Service , Marital status : Married , Address:403401, House no.823 Deulwada Borim Ponda Goa, House no.823 Deulwada Borim Ponda Goa, Borim, Ponda, SouthGoa, Goa			


Sub Registrar
BUB - REGISTRAR
PONDA



Document Serial Number :- 2022-PON-2015



Document Serial No:-2022-PON-2015

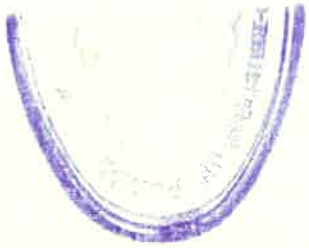
Book :- 1 Document

Registration Number :- **PON-1-1969-2022**

Date : 08-Dec-2022

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


SUB - REGISTRAR
PONDA







**TOWN AND COUNTRY PLANNING DEPARTMENT
PONDA TALUKA OFFICE
PONDA- GOA**

NO OBJECTION CERTIFICATE

REF: TPP/ 1846 / Queula/49(6) / 23/1-A/2022 / 2540 Date 29/11/2022

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has no objection for the registration of Deed of Sale(Revised NOC) in respect of property bearing Survey No. 23/1-A, plot no. Y of Village QueulaTaluka Ponda, as per the Plan hereby annexed. The plot falls within "settlement Zone" as per Regional plan for Goa 2021 admeasuring an area 546.00 m2 known as "Borodo or Bangal Berodo".

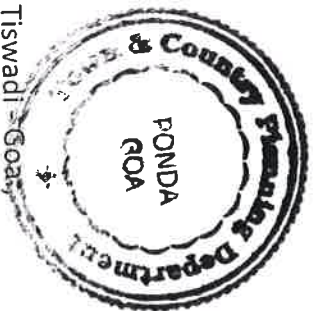
The plot falls beyond 500 mts. from High Tide Line: NO

13- BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By area acquired for Pipeline. ✓
SOUTH: By Existing road ✓
EAST: By Existing road ✓
WEST: By area acquired for Pipeline. ✓

1. This N.O.C. is issued at the request of the applicant and is **only from Planning point of view** and as per the details submitted by the applicant and is **subject to verification of ownership documents** by the appropriate Registering Authority before registration of any Deed.
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 Regulation.
3. On issue of this N.O.C, any permission 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.

This is a case of revised NOC as in the past NOC was issued bearing letter no. TPP/1846/Queula/23/1-A/2021 49(6)/21/2581 dated 18/11/2021. As such Said NOC stands Cancelled.



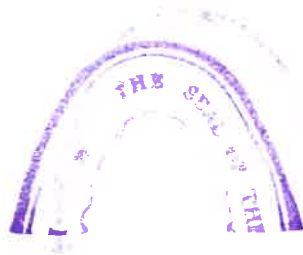
(Manguirish N. Verenkar)
Dy. Town Planner

Encl: As above.

To,
Maria Sulana F.S. Aguirre Dona- Paula, Tiswadi - Goa

Sv/28/11/2022







Sl. No. 5215 Price of Stamp Paper Date of Issue 14/9/22
Value of Stamp 500/-
Name of the Purchaser N. Aditya
Sig. Panda

758869
TOMY FERNANDES
Govt. Authorized Stamp Vender
Licence No. 10/2021 (EAT/2013)A.C.
Shop No. 4, 1st Floor Building
Margachowr Post 2731274



Stamp Vendor Signature Signature of Purchaser

POWER OF ATTORNEY

Silvina D'Souza

[Handwritten Signature]
[Handwritten Signature]





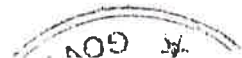
KNOW ALL MEN BY THESE PRESENTS that, we (1) Mrs. MARIA SULANA FILOMENA D'SOUZA alias MARIA SULANA FILOMENA D'SOUZA AGUIAR also known as MARIA SULAN F. S. AGUIAR also known as SULANA DSOUZA, age about 74 years, Daughter of Mr. Joao Aguiar alias Jose Antonio Basilio Francisco de Santana Aguiar, and wife of Mr. Neville D'Souza alias Neville Lawrence D'Souza, married, occupation - housewife, Canadian National holding Canadian Passport no.HC 248092 and Certificate of Registration (Overseas Citizen of India) OCI Card no.A 867067 issued on 01/07/2011, having Income-tax PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED] and (2)

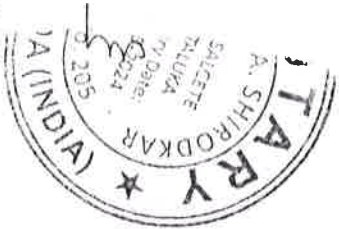
Mr. NEVILLE D'SOUZA alias NEVILLE LAWRENCE D'SOUZA, age 82 years, son of Mr. Arnaldo Heracio D'Souza, married, occupation - Retired, Canadian National holding Canadian Passport no.AA 396313 and Certificate of Registration (Overseas Citizen of India) OCI Card no.A 854662 issued on 13/06/2011, having Income-tax PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED] both residents of 1050 Main St. E. Apt. 420, Milton, Ontario, L9T 9M3, Canada; presently residing at Model Status, 4B/T3 and T4, Dona Paula, North Goa, 403 004, SEND GREETINGS:

WHEREAS we are the co-owners of TWO PLOTS, being PLOT X2 admeasuring 1893 sq. mts. and PLOT Y admeasuring 612 sq. mts., situated at village Queula, Ponda, Goa, identified in the survey records of village Queula under survey no.23/1-A (part) of village Queula, (hereinafter referred to as the "SAID PLOTS").

AND WHEREAS we have already agreed to sell the SAID PLOTS to M/s. ARAUJO REALTORS, a sole proprietary concern of Mr. RYAN ANTHONY ARAUJO, resident of Plaza De Araujo, Opp. Benaulim Panchayat, Benaulim, Salcete, Goa.

Sulana D'Souza
Anthony Araujo





AND WHEREAS in order to execute the Deed/s of Sale for transfer of the SAID PLOTS either in favour of M/s. ARAUJO REALTORS, proprietary concern of Mr. RYAN ANTHONY ARAUJO, or his nominee/s, we are unable to be personally present and complete the transaction and formalities of the above referred Plots, as such, we are desirous of appointing our cousin, namely, **Mr. CEDRIC MARIAN MENDONCE** as our true and lawful attorney, to do various acts, deeds and things, as hereinafter mentioned.

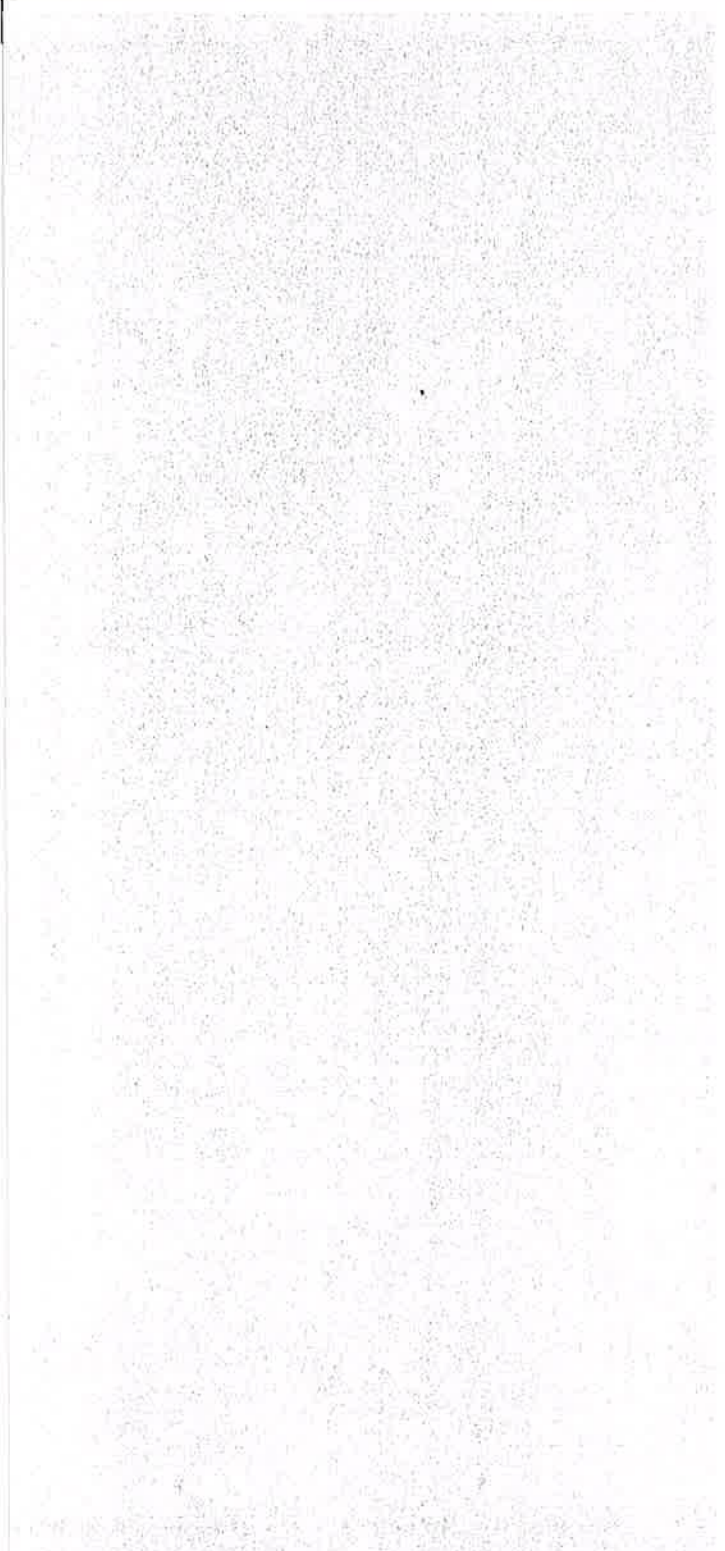
AND WHEREAS the mother of Principal no.1 and the father of the Attorney Mr. Cedric Marian Mendonce, are brother and sister, hence the Attorney Mr. Cedric Marian Mendonce is our first cousin.

NOW THEREFORE by this document of POWER OF ATTORNEY, we, (1) Mrs. MARIA SULANA FILOMENA D'SOUZA alias MARIA SULANA FILOMENA D'SOUZA AGUIAR also known as MARIA SULAN F. S. AGUIAR also known as SULANA DSOUZA and (2) Mr. NEVILLE D'SOUZA alias NEVILLE LAWRENCE D'SOUZA jointly and/or severally do hereby nominate, constitute and appoint our cousin, Mr. CEDRIC MARIAN MENDONCE, age 68 years, son of Marian Mendonce, Indian National holding PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED], residing at 102, Princess, D Monte Park Road, Bandra Gymkhana, Bandra (West), Mumbai 400050, as our true and lawful Attorney, in our name and on our behalf, JOINTLY for us and/or SEVERALLY for each one of us, to do, execute and perform, all or any of the following acts, deeds and things, with regard to our SAID PLOTS that is to say :-

1. To agree to sell and to sell the SAID PLOTS and/or part/s of the SAID PLOTS in favour of said M/s. ARAUJO REALTORS, proprietary concern of Mr. RYAN ANTHONY ARAUJO, and/or his nominee/s, and for which purpose, to make, sign, execute any Agreements,

Sulana D'Souza

[Signature]



documents, MOU, Sale Deeds, Transfer Deed, Rectification Deeds, forms, plans etc., and to present and lodge/submit the same for registration before the concerned Sub Registrar or any Registering authority or Notary Public and to admit execution thereof; as also to do all other acts, deeds, matters and things necessary for registration of the said documents;

2. To represent us before the concerned Sub-Registrar or Registering authority or any Notary Public for registration purpose and to do various acts, deeds and things with regard to the registration.

3. To accept, receive, recover any money, cheque or cash that may become due to us, in our name, and to issue, sign, valid and effectual receipt acknowledging the receipts of all or any payment received on our behalf and to make payments if any and accept valid receipts thereof; and hand over possession of the SAID PLOTS and/or parts of SAID PLOTS.

4. To give NOC for mutation/partition/confirmation and for which purpose to make, sign, execute, verify, file, receive, issue, accept any applications, affidavits, undertaking, notices, letters, plans, forms, NOC etc.

5. To apply for and obtain any No Objection Certificate from concerned Planning and Development Authority under any provisions of Town and Country Planning Act 1974 and to represent us before Town and Country Planning Authorities.

6. To make, sign, execute, verify, file, withdraw, refile, accept, issue, receive any applications, forms, letters, documents, plans, affidavits, declaration, indemnity bond, undertaking, notices, statements, reply, Registered A/D letters, clearances, NOC, transfer forms, Income-tax returns etc., on our behalf.



Sulawa D'Souza
CV





7. To represent our before any Land Survey Authority, Village Panchayat, Municipality, Electricity/Water Departments, Postal Authorities, Income-tax Officers/Authorities and Tribunals, all or any Government Offices and before all public bodies.
8. To engage, appoint, employ any Advocate, Chartered Accountant on such terms and conditions as an Attorney deems fit in order that the said Professionals may represent us before any Land Survey Authority, Court, Tribunal, Deputy Collector, Collector, Village Panchayat, Rent Controller, Mamlatdar of any Taluka, Awal Karkun, Consumer Forum, Town and Country Planning Authorities, Income tax Authorities and before all Government Officials and Government Departments.

9. To apply for, pursue, obtain, accept any permission, NOC from concerned Governments including the Reserve Bank of India, Foreign Exchange Department, and for which purpose, to make, sign, execute, verify, file any applications, letters, forms, documents, undertaking etc. and to represent us before the concerned Officers/offices.

AND GENERALLY to do, execute and perform any other acts, deeds and things which in the opinion of our said Attorney, ought to be done, executed and performed in relation to the aforesaid as fully and effectually in all respects as we ourselves could do the same if we were personally present.

AND WE HEREBY agree and undertake to ratify and confirm all and whatsoever our said Attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF we have executed this Power of Attorney at Margao, Goa, on this 11th day of NOVEMBER, in the year 2022.

Sulana D Souza

[Signature]

[Signature]





EXECUTANTS -

(1) Mrs. MARIA SULANA FILOMENA D'SOUZA
alias MARIA SULANA FILOMENA D'SOUZA
AGUIAR also known as
MARIA SULAN F. S. AGUIAR also known
SULANA DSOUZA



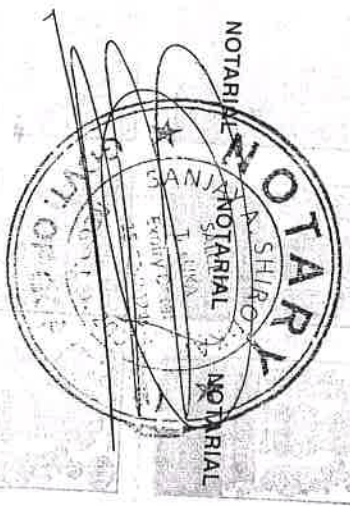
2) Mr. NEVILLE D'SOUZA alias
NEVILLE LAWRENCE D'SOUZA



Sulane D'Souza
Neville D'Souza

EXECUTED BEFORE ME
WHICH ATTEST
[Signature]
11/11/2022

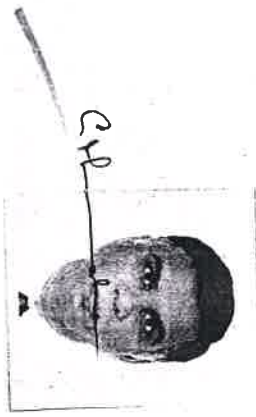
SANJAY A. SHIRODIKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
Reg. No. 257/2022



NOTARIAL NOTARIAL NOTARIAL

CH

MR. CEDRIC MARIAN MENDONCE



CERTIFIED TO BE A
TRUE COPY OF THE ORIGINAL
[Signature]
07/12/2022
SANJAY A. SHIRODKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
No. No.: 917/2022

