

(Rupees Five Lakhs Thirty Nine thousand Five Hundred Only)

Phone No: 8600175410

Sold To/Issued To:

Ryago Hotels Pvt Ltd

For Whom/ID-Proof:

Pancard



SEP-09-2021 09:58:46

₹ 0539500/-

ZERO FIVE THREE NINE FIVE ZERO ZERO

Other
38153451631181526261-00000777
3815345 35/02/06/2021-RD1

For CITIZEN CREDIT
CO-OP BANK LTD

emanda

Authorised Signatory

Name of Purchaser Ryago Hotels Pvt Ltd



Str. No: - 2021 - BRZ - 3250

14/09/2021

DEED OF SALE

This Deed of Sale is made on this 14th day of Month of
September in the year Two Thousand and Twenty One
(14/09/2021)

[Handwritten signatures]

RYAGO HOTELS PVT. LTD.

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AUTHORISED SIGNATORY

BETWEEN

1a. MR. JOAO HENRIQUE DE SOUZA alias John Henry De Souza alias Henry Filipe Dsouza alias Henry Dsouza, s/o Late Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza, 69 years of age, retired married, having PAN Card No. [REDACTED] Aadhar No. [REDACTED] Indian National and his wife

1b. MRS. FILOMENA FLORA FREITAS alias Filomena Flora Dsouza, wife of Mr. Joao Henrique De Souza alias John Henry De Souza alias Henry Filipe Dsouza alias Henry Dsouza, 63 years of age, married, retired, having PAN Card No. [REDACTED] Aadhar No. [REDACTED] Indian National and Both R/o H.No P-1 Portais, Verem, Reis Magos, Bardez, North-Goa 403114 hereinafter referred to as the '**VENDORS**', (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives administrators and assigns), of the **FIRST PART**.

AND

RYAGO HOTELS PVT. LTD, a duly registered Company, having corporate identity no. U55101MH2008PTC186547, PAN Card no. [REDACTED], having their Registration office at 61 Viraj Silverene CHS Ltd, 321, Hill Road Opp Mehboob Studio, Bandra (W) Mumbai City MH 400050 IN represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 62 years, businesswoman, married, Indian National, having Pan Card bearing no [REDACTED]




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and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi- 110062, hereinafter referred to as the **PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution no 03/2021-22 dated 27/8/2021 represented herein through duly constituted Power of Attorney Holder, **MR. RALPH FRANCIS MASCARENHAS**, son of Melwyn Mascarenhas, 31 years of age, unmarried, Advocate, having Pan Card bearing no [REDACTED] and Aadhar card bearing no [REDACTED], Indian National and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez-Goa vide Power of Attorney dated 31/8/2021 duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi.



AND WHEREAS there exist a landed immovable property known as "MANSHECHI ARADI" also known as "MANSECHI ARADI" which is situated at Village Reis Magos within the limits of Village Panchayat of Reis Magos, Bardez-Taluka and Sub District of Bardez, North Goa and not described in the Land Registration Office, registered in the Revenue Taluka Office under no 175 and surveyed under surveyed no 29/10 of Village Reis Magos admeasuring 2000 square meters hereinafter referred to as the **SAID PROPERTY** and which is more particularly described under **SCHEDULE I** herein under

AND WHEREAS The SAID PROPERTY was originally owned and belonged to the parents/Father in law and Mother in Law

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of the **VENDORS** i.e Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza and his wife Natalia De Souza alias Maria Natalia Cyren De Souza alias Natalina Cyren D'Souza alias Natalina D'Souza.

AND WHEREAS the SAID PROPERTY was gifted to the VENDOR NO 1 i.e John Henry De Souza alias Joao Henrique De Souza alias Henry Filipe Dsouza alias Henry Dsouza by his parents i.e Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza and his wife Mrs. Natalia De Souza alias Maria Natalia Cyren De Souza alias Natalina Cyren D'Souza alias Natalina D'Souza vide Deed of Gift dated 6/3/1973 duly executed before the Sub-Registrar of Bardez under serial no 158/73 on 12/3/1973



AND WHEREAS thereafter an Inventory Proceedings bearing no 136/2008/C came to be initiated by Mr. Joao Henrique De Souza alias John Henry De Souza alias Henry Filipe Dsouza alias Henry Dsouza the VENDOR NO 1, Before the Civil Court Senior Division at Mapusa on the death of his parents i.e Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza and his wife Natalia De Souza alias Maria Natalia Cyren De Souza alias Natalina Cyren D'Souza alias Natalina D'Souza who expired on 26/8/1980 and 6/8/1999 respectively but leaving behind their sole and universal heirs namely

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- a) Mr. John Henry De Souza alias Joao Henrique De Souza alias Henry Filipe Dsouza alias Henry Dsouza married to Mrs. Filomena Flora Freitas alias Filomena Flora Dsouza
- b) Mrs. Mariquinha Fremiota De Souza married to Mr. Caetaninho Do Rosario
- c) Mrs. Basilia Luisa De Souza married to Mr. Jose Erasmo Rodrigues
- d) Mrs. Antonette Peidade De Souza married to Mr. Jose Estevam Fernandes since deceased and survived by his children
- d (i) Mr. Alex Carlos Fernandes married to Mrs. Elsa Rita Bocarro
- d(ii) Mr. Allwin Marcelino Fernandes married to Mrs. Joyce Rita Fernandes
- d(iii) Mrs. Natalina Mariquinha Fernandes married to Mr. Willy Francis Gasper Fernandes



AND WHEREAS the SAID PROPERTY came to be listed as Item no. 2 in the List of Assets as well as in the Description of Assets which came to be filed before the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C.

AND WHEREAS the VENDOR NO 1 has taken in auction the SAID PROPERTY which is mentioned at Item 2 in the List of Assets as well as in the Description of Assets filed before the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C.

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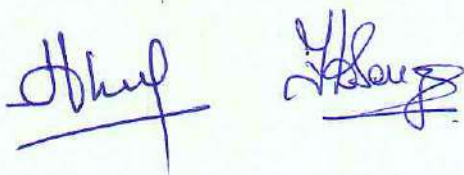
AND WHEREAS the SAID PROPERTY came to be allotted to the VENDORS as per the Chart of allotment/Partition dated 12/01/2009 in the inventory proceedings bearing no 136/2008/C and thereafter confirmed vide order dated 30/01/2009 passed by the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C.

AND WHEREAS the said order dated 30/01/2009 passed by the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C came to be registered before the Sub Registrar of Bardez under registration no BRZ-BK1-01701-2009, Book no 1, CD no BRZD26 on 13/8/2009

AND WHEREAS on the basis of the inventory proceeding bearing no 136/2008/C the said VENDORS have got their names duly mutated under mutation no 35248 in the survey records of the **SAID PROPERTY**.

AND WHEREAS the SAID PROPERTY partly falls under settlement Zone i.e an area of 990 square meters as per the Zoning Information dated 2/9/2021 received from the Office of the Senior Town Planner (Town and Country Planning Department) under ref no TPBZ/ZON/8940/RM/TCP-2021/3676

AND WHEREAS now the VENDORS now desires to sell, assign and transfer their rights to the PURCHASER by executing the present SALE DEED with the PURCHASER



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AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 2000 Square Meters, situated at Village Reis Magos, and which is described under **SCHEDULE - I** hereunder written.

AND WHEREAS the above named VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

- 
- i. That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
 - ii. That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
 - iii. That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that they have absolute




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right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

- iv. That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.
- v. 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 or either of them regarding the "SAID PROPERTY";
- vi. That neither the "SAID PROPERTY" 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.
- vii. That neither the "SAID PROPERTY" 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.
- viii. That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".
- ix. That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".
- x. 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



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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 PROPERTY" 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 PROPERTY" 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 PROPERTY" more particularly described under SCHEDULE - I hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of Rs. **1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only),**

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

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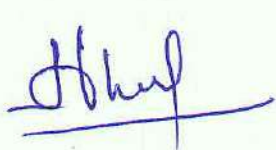
PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **RS. 1,15,000/- (One Lakh Fifteen Thousand Only)** works out to **Rs. 1,13,85,000 /- (One Crore Thirteen Lakhs Eighty Five Thousand Only)**, is paid by the PURCHASER in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I 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 PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant







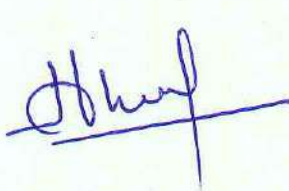

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thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY 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 PROPERTY 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 PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID



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PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

3. The possession of the SAID PROPERTY 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 PROPERTY mentioned in Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY hereby purchased in all other public records, village records, etc.



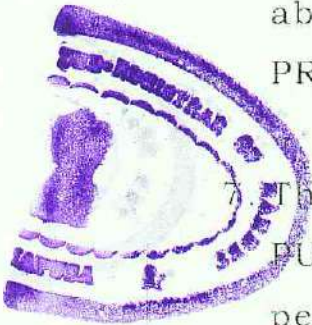
4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.
5. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever

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nature in respect of the SAID PROPERTY 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 VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold 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 PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS 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 PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.





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9. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. 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/her favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.



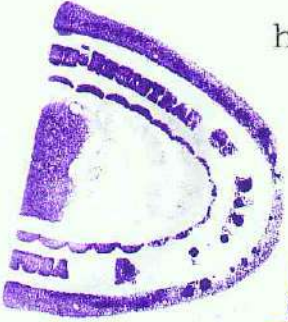
11. The VENDORS represent to the PURCHASER that part of the SAID PROPERTY admeasuring 990 square meters falls under settlement zone and the balance area of 1010 square meter of the SAID PROPERTY fall partly as Orchard Zone overlapping with No Development Slopes. Hence the PURCHASER is entitled to avail remission of stamp duty and registration under the fixation of land index rate as below:

12. For the purpose of calculation of stamp duty the market value for Settlement area admeasuring 990 square meters is calculated @ 7000/- which amounts

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to **69,30,000 (Sixty Nine Lakhs Thirty Thousand Only)**/- and the Orchard area admeasuring 1010 square meters is calculated @ 5000/- which amounts to **Rs. 50,50,000 /- (Rupees Fifty Lakhs Fifty Thousand Only)** paid corresponds to the market value the SAID PROPERTY and accordingly for settlement area stamp duty of **Rs. 2,42,550 (Rupees Two Lakhs Forty Two Thousand Five Hundred Fifty Only)** has been affixed herewith and accordingly for orchard area stamp duty of **Rs. 1,76,750 (Rupees One Lakh Seventy Six Thousand Seven Fifty Only)** has been affixed herewith.



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SCHEDULE I

All that Landed immovable property known as "MANSHECHI ARADI" also known as "MANSECHI ARADI" which is situated at Village Reis Magos within the limits of Village Panchayat of Reis Magos, Bardez-Taluka and Sub District of Bardez, North Goa and not described in the Land Registration Office, registered in the Revenue Taluka Office under no 175 and surveyed under surveyed no 29/10 of Village Reis Magos admeasuring 2000 square meters and bounded as follows

North: By property bearing survey no 29/9 of Village Reis Magos

South: By property bearing survey no 29/ 11 and 12 of Village Reis Magos

East: By property bearing survey no 27 of Village Reis Magos

West: By public Road.



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SCHEDULE II

(CONSIDERATION)

Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only)

Payable to Vendor No 1	Rs.57,50,000/-
Less TDS deducted to Vendor No 1	Rs.57,500/-
Paid to Vendor No.1 on execution of Sale Deed	Rs.56,92,500/-
Payable to Vendor No 2	Rs.57,50,000/-
Less TDS deducted to Vendor No 2	Rs.57,500/-
Paid to Vendor No.2 on execution of Sale Deed	Rs.56,92,500/-



IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 14th day of the month of September and the year Two Thousand and Twenty One herein above mentioned.

Abhay *Abhay*

RYAGO HOTELS PVT. LTD.

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SIGNED AND DELIVERED

BY WITHIN NAME

THE VENDOR NO. 1a

MR. JOAO HENRIQUE DE SOUZA

Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



1. _____



3. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

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SIGNED AND DELIVERED

BY WITHIN NAME

THE VENDOR NO. 1b

MRS. FILOMENA FLORA FREITAS



Left Hand Finger Impressions Right Hand Finger Impressions



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



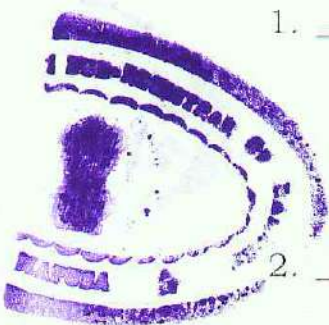
4. _____



5. _____



5. _____



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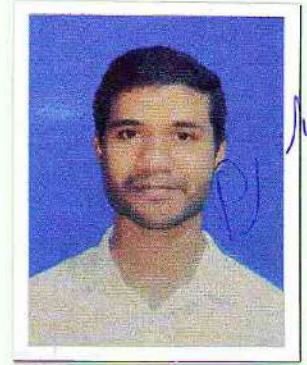
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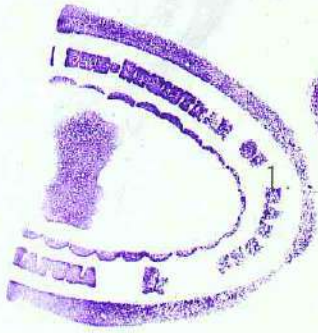
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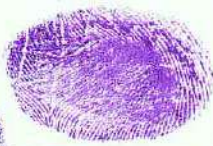




Ralph






SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
RYAGO HOTELS PVT LTD
REPRESENTED BY ITS
DIRECTOR MRS. NEELAM NAGPAL
THROUGH HER POA HOLDER
MR. RALPH FRANCIS MASCARENHAS



Left Hand Finger Impressions Right Hand Finger Impressions



- 1. 
- 2. 
- 3. 
- 4. 
- 5. 


- 1. 
- 2. 
- 3. 
- 4. 
- 5. 


H. K. ...

M. ...

RYAGO HOTELS PVT. LTD.
Ralph
AUTHORISED SIGNATORY

WITNESSES:

1. Name : Alosha H. Prolle.
 Father's Name : Anil shivdattar
 Age : 33
 Residential Add. : H.No. 443 , Canca , Kafuz
 Signature : 

Name : Savio Monteiro
 Father's Name : Fausto Monteiro
 Age : 31
 Residential Add. : Digan - Goa
 Signature : 







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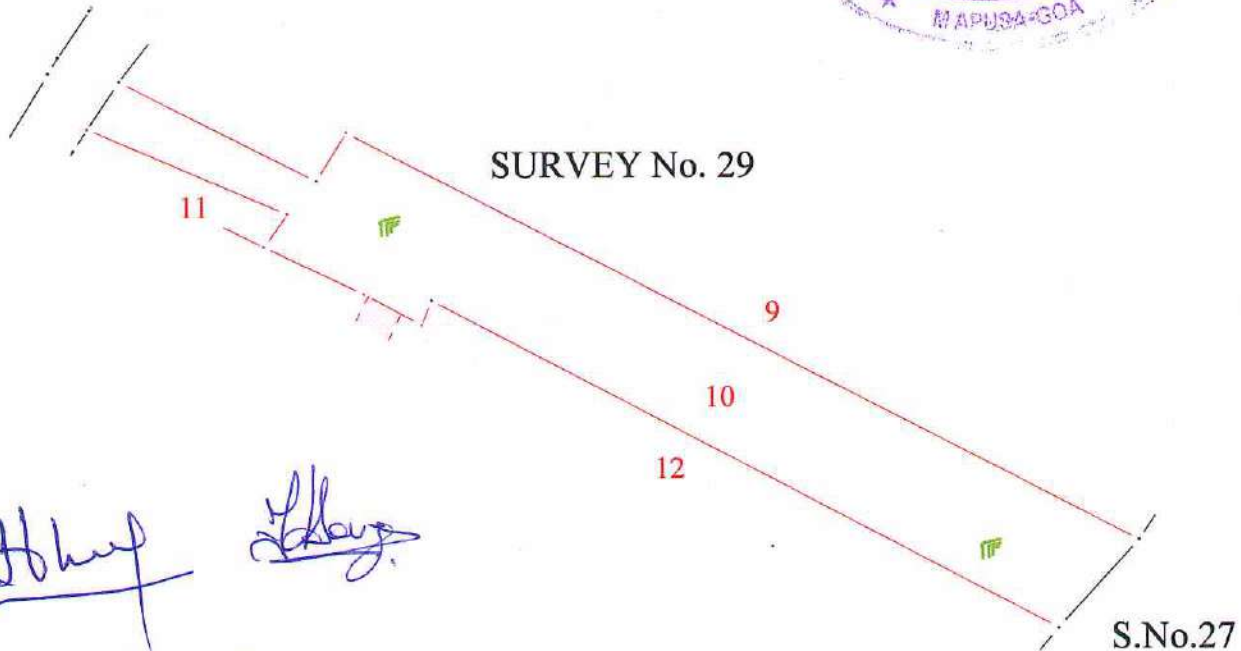
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

CBAR 121-22563



Plan Showing plots situated at
 Village : REIS-MAGOS
 Taluka : BARDEZ
 Survey No./Subdivision No. : 29/ 10
 Scale :1:1000

Rajesh
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



Hhuf *Ykay*
Ardeb

Generated By : Mitali M. Naik (D'Man Gr. II)
 On : 03-09-2021

RYAGO HOTELS PVT. LTD.

Purva

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Basles
 Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Sep-2021 10:43:37 am

Document Serial Number :- 2021-BRZ-3250

Presented at 10:37:48 am on 14-Sep-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	539100
2	Registration Fee	359400
3	Mutation Fees	2500
4	Processing Fee	3120
Total		904120



Stamp Duty Required :539100/-













Stamp Duty Paid : 539500/-

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 PO rba Vaddo Calangute Bardez Goa, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOAO HENRIQUE DE SOUZA Alias John Henry De Souza Alias Henry Filipe Dsouza Alias Henry Dsouza , Father Name:Late Filipe Maria De Souza Alias Filipe Maria Dos Deus DSouza Alias Filipe Maria Dos Dore De Souza Alias Filipe Dsouza Alias Filip Dsouza, Age: 69, Marital Status: Married ,Gender:Male,Occupation: Other, P-1 Portais, Verem, Reis Magos, Bardez, North-Goa 403114, PAN No.: [REDACTED]			
2	FILOMENA FLORA FREITAS Alias Filomena Flora Dsouza , Father Name:Romao Caetano Freitas, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Other, P-1 Portais, Verem, Reis Magos, Bardez, North-Goa 403114, PAN No.: [REDACTED]			

3	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 Neelam Nagpal			
4	JOAO HENRIQUE DE SOUZA Alias John Henry De Souza Alias Henry Filipe Dsouza Alias Henry Dsouza , Father Name:Late Filipe Maria De Souza Alias Filipe Maria Dos Deus DSouza Alias Filipe Maria Dos Dolores De Souza Alias Filipe Dsouza Alias Filip Dsouza, Age: 69, Marital Status: Married ,Gender:Male,Occupation: Other, P-1 Portais, Verem, Reis Magos, Bardez, North-Goa 403114, PAN No.: [REDACTED]			
5	FILOMENA FLORA FREITAS Alias Filomena Flora Dsouza , Father Name:Romao Caetano Freitas, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Other, P-1 Portais, Verem, Reis Magos, Bardez, North-Goa 403114, PAN No.: [REDACTED]			
6	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 Neelam Nagpal			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 30, DOB: , Mobile: 8600165419 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, Fetorimm Piedade Divar Tiswadi Goa, Fetorimm Piedade Divar Tiswadi Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Alisha Vaman Polle, Age: 33, DOB: , Mobile: 8806401247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403510, H No 443 Opp Vithal Bar Canca, H No 443 Opp Vithal Bar Canca, Canca, Bardez, NorthGoa, Goa			


14/09/2021
Sub Registrar
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BARDEZ

Document Serial Number :- 2021-ERZ-3250

Book :- 1 Document

Registration Number :- **BRZ-1-3168-2021**

Date :- 14 Sep 2021

Atambkar
14/09/2021
SUB REGISTRAR
BARDEZ

Sub Registrar(Office of the Civil Registrar-cum-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:- 14-Sep-2021 10:46:40

Date of Receipt: 14-Sep-2021

Receipt No : 2021-22/9/1761

Serial No. of the Document : 2021-BRZ-3250

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	359400	E-Challan	• Challan Number : 202100869335 • CIN Number : CPABBEFQX4	359400
Processing Fee	3120	E-Challan	• Challan Number : 202100869335 • CIN Number : CPABBEFQX4	3600
Total Paid	363000 (Rupees Three Lakh Sixty Three 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 :

Ramnon Nalk



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 **14-Sep-2021**



Signature of the person receiving the Document

Signature of the Presenter

Rub
28/9/2021

fo Signature of the Sub-Registrar