

known as late twenty thousand only)

20/20000

2018231 2018231 2018231

CO-OP BANK LTD

Authorized Signatory

ALDONA



2021-BRZ-2007
27/05/2021

DEED OF SALE

A and M Holdings

[Signature]

Partner

For Ave Miriam Resorts Pvt. Ltd.

[Signature]

Director

A and M Holdings

[Signature]

Partner

..... 2/-

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa, on this 26th day of the month of May of the year Two Thousand and Twenty One (2021).

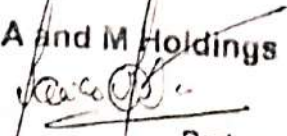
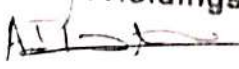
BETWEEN

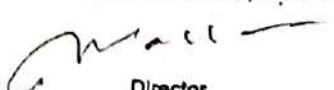
(1) M/s. A AND M HOLDINGS, a partnership firm registered under the Partnership Act, in the Registrar of Firms, Mapusa, Goa, under no. 48/2010 on 23/04/2010 with its registered office at 306, Plaza Maria Lilia, Behind St. Alex Church, Naika Vaddo, Calangute, Bardez, Goa, holder of PAN Card no. _____ represented by its Partners,

(a) MR. MARIUS ANTONIO GERARD MONTEIRO, son of late Lino Jose Monteiro, 59 years of age, business, married, holder of PAN Card No. _____ holder of Aadhar Card no. _____ (phone no: _____ (email id: _____) resident of House No.328/4,

Bokashi Aradi, Parra, Bardez, Goa, Indian National and (b) MR. AUGUSTUS JOHANNES MONTEIRO, son of late Lino Jose Monteiro, 52 years of age, advocate, married, holder of PAN Card no. _____ holder of Aadhar Card no. _____ , (email id: _____ (phone no: _____ resident of Flat No. 306, Plaza Maria Lilia,

Behind St. Alex Church, Naikavaddo, Calangute, Bardez Goa, Indian national, hereinafter referred to as the **VENDOR** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Partners, executors, administrators and/or assigns) of the **FIRST PART.**

A and M Holdings

Partner
A and M Holdings

Partner

.... 3/-
For Ave Miriam Resorts Pvt. Ltd.

Director

AND

(2) **Ave Miriam Resorts Private Limited**, registered in the office of the Registrar of Companies at Goa under no.

11 on 23/05/2012 having office at

Ave Miriam Pirni, Nagoa, Verna, Salcete Goa 403722 India,

holder of PAN Card no. (phone no:

(Email id: represented

by its authorized representative, (a) **MR. MARIO WILFRED VALADARES**, son of John Francisco Valadares, 49 years of age, married, service, holder of PAN Card No.

and holder of Aadhar Card No. , (Mobile No.

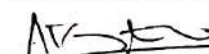
Indian National, resident of House No. 33-C, Castel Vaddo, Verna, Salcete, Goa- 403722, India, authorized vide Resolution dated 08/03/2021, hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof include its legal representatives, company Directors, administrators, nominees and assigns) of the **SECOND PART**;

WHEREAS there exists ALL THAT **PROPERTY** denominated as "**COIRATO**" or "**KHAIRUT**" with an old dilapidated house bearing H. No. 776/1 as recorded in the Office of the Village Panchayat of Aldona situated therein which subsequently collapsed and does not

A and M Holdings

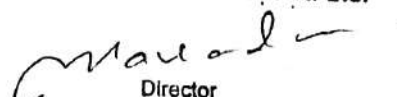

Partner

A and M Holdings


Partner

.....4/-

For Ave Miriam Resorts Pvt. Ltd.


Director

exists at present, situated at ward Santarxette, within the jurisdiction of Village Panchayat of Aldona, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez at Mapusa under No. 36433 of Book No. B-93 and enrolled in the Taluka Revenue Office under No. 576 of Second Division of Aldona, surveyed under Survey No. 344/5 of the Revenue Village **Aldona**, admeasuring approximately **2925 sq. mts.** which property is more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as the **SAID BIGGER PROPERTY**

AND WHEREAS the **SAID BIGGER PROPERTY** originally belonged to Magdalena Leonildes de Noronha, wife of Jeronimo Jose Santana Mariano D'Cruz.

AND WHEREAS the **SAID BIGGER PROPERTY** was purchased by the said Magdalena Leonildes de Noronha, wife of Jeronimo Jose Santana Mariano D'Cruz vide Deed of Sale dated 05/12/1952 which was recorded in the Office of the Notary Public Guilherme Diogo Jose Concelcao das Dores Lobo.

AND WHEREAS the said Jeronimo Jose Santana Mariano D'Cruz alias Jeronimo Santana Mariano da Cruz passed away on 09/06/1983 leaving behind his widow and moiety holder, the said Magdalena Leonildes de Noronha and his following sole and universal legal heirs:

.... 5/-

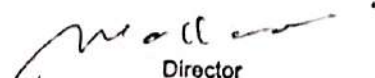
A and M Holdings


Partner

A and M Holdings


Partner

For Ave Miriam Resorts Pvt. Ltd.


Director

(i) Antonio Xavier D'Cruz

(ii) Gabriel D'Cruz married to Flory Philomena Ruzaria D'Cruz

(iii) Caetano Xavier D'Cruz married to Ana Chionia Piedade D'Cruz.

AND WHEREAS vide Deed of Gift dated 23/11/1984, the said Magdalena Leonildes de Noronha during her lifetime gifted her disposable share in the **SAID BIGGER PROPERTY** in favour of her son, Gabriel D'Cruz.

AND WHEREAS the said Antonio Xavier D'Cruz passed away on 01/07/2004 in the status of bachelor, without leaving any WILL or disposition of his last wish, leaving behind his brothers Gabriel D'Cruz married to Flory Philomena Ruzaria D'Cruz and Caetano Xavier D'Cruz married to Ana Chionia Piedade D'Cruz as his sole and universal legal heirs.

AND WHEREAS the said Gabriel D'Cruz along with his wife Flory Philomena Ruzaria D'Cruz and Caetano Xavier D'Cruz along with his wife Ana Chionia Piedade D'Cruz had separated eastern portion admeasuring **1610 sq. mts.** forming part of the **SAID BIGGER PROPERTY** which eastern portion is more particularly described in **SCHEDULE II** hereunder written and hereinafter referred to as the **SAID PROPERTY NO. 1**

AND WHEREAS vide Deed of Sale dated 04/04/2008, registered before Sub-Registrar of Bardez, Mapusa - Goa

A and M Holdings

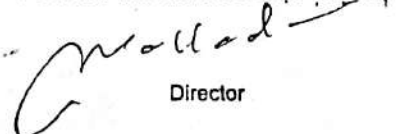

Partner

A and M Holdings


Partner

.....6/-

For Ave Miriam Resorts Pvt. Ltd.,


Director

under Registration No. 2076 at pages 259 to 287 of Book No. I, Volume No. 2562 dated 21/04/2008, the said Gabriel D'Cruz along with his wife Flory Philomena Ruzaria D'Cruz and Caetano Xavier D'Cruz along with his wife Ana Chionia Piedade D'Cruz sold the **SAID PROPERTY NO. 1** in favour of Seaside Estate Holdings Private Limited.

AND WHEREAS the said Magdalena Leonildes de Noronha passed away on 11/09/2000 and upon her death, Inventory Proceedings bearing No. 14/08/B was instituted before the Civil Judge Senior Division of Bardez at Mapusa - Goa and the **SAID BIGGER PROPERTY** was listed at ITEM NO. 1.

AND WHEREAS vide Final Order dated 21/02/2009 passed in Inventory Proceedings bearing No. 14/08/B by the Civil Judge Senior Division at Mapusa - Goa, the **SAID PROPERTY NO. 1** i.e. eastern portion admeasuring **1610 sq. mts.** forming part of the **SAID BIGGER PROPERTY** was allotted to the said Gabriel D'Cruz and his wife, Flory Philomena - Ruzaria. D'Cruz and Caetano Xavier D'Cruz and his wife Ana Chionia Piedade D'Cruz.

AND WHEREAS remaining western portion admeasuring **1315 sq. mts.** forming part of the **SAID BIGGER PROPERTY** along with the said house bearing H. No. 776/1 situated therein was allotted exclusively to the

A and M Holdings

...7/-

[Signature]
Partner

For Ave Miriam Resorts Pvt. Ltd.,

[Signature]
Director

A and M Holdings

[Signature]
Partner

said Gabriel D'Cruz and his wife Flory Philomena Ruzaria D'Cruz which western portion is more particularly described in **SCHEDULE III** hereunder written and hereinafter referred to as the **SAID PROPERTY NO. 2.**

AND WHEREAS vide Conversion Sanad dated 18/02/2009 bearing No. RB/CNV/BAR/162/2008 issued by the Collector, North Goa District, Panaji - Goa, the **SAID PROPERTY NO. 1**, admeasuring **1610 sq. mts.** was converted for the purpose of Residential.

AND WHEREAS Partition Proceedings bearing No. 15/116/2009/Part/Land/ DC-II were filed before the Court of the Deputy Collector Bardez-II, Mapusa - Goa and a separate survey Number i.e. **Survey No. 344/5-A** of Village Aldona, Bardez - Goa was allotted to the **SAID PROPERTY NO. 1**, admeasuring **1610 sq. mts.**

AND WHEREAS vide Deed of Sale dated 30/03/2011, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-01605-2011, CD No. BRZD154 dated 30/03/2011, the said Seaside Estate Holdings Private Limited sold the **SAID PROPERTY NO. 1** in favour of A and M Holdings, a Partnership Firm, (the **VENDOR** hereinabove).

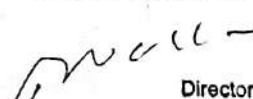
AND WHEREAS vide Deed of Sale dated 20/04/2011, registered before Sub-Registrar of Bardez, Mapusa - Goa

A and M Holdings

.....8/-


Partner

For Ave Miriam Resorts Pvt. Ltd.


Director

A and M Holdings


Partner

under Registration No. BRZ-BK1-0208-2011, CD No. BRZD165 dated 26/04/2011, the said Gabriel Da Cruz alias Gabriel D'Cruz along with his wife Flory Philomena Ruzaria D'Cruz sold the **SAID PROPERTY NO. 2** admeasuring **1315 sq. mts.**, forming part of the **SAID BIGGER PROPERTY** in favour of A and M Holdings, a Partnership Firm, (the **VENDOR** hereinabove).

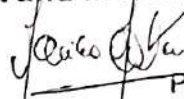
AND WHEREAS the abovementioned old dilapidated house bearing H. No. 776/1 as recorded in the Office of the Village Panchayat of Aldona situated therein was dilapidated and subsequently collapsed and does not exist on the **SAID PROPERTY No. II.**

AND WHEREAS vide Conversion Sanad dated 29/11/2012 bearing No. RB/CNV/BAR/AC-II/09/2011 issued by the Collector, North Goa District, Panaji - Goa, the **SAID PROPERTY NO. 2**, admeasuring **1315 sq. mts.** was converted for the purpose of Residential.

AND WHEREAS in pursuance to Deed of Sale dated 30/03/2011 and Deed of Sale dated 20/04/2011, **VENDOR** abovenamed became owner in possession of the **SAID PROPERTY NO. 1** and the **SAID PROPERTY NO. 2.**

AND WHEREAS the **SAID PROPERTY NO. 1** and the **SAID PROPERTY NO. 2** are hereinafter collectively referred to as the **SAID PROPERTIES.**

A and M Holdings

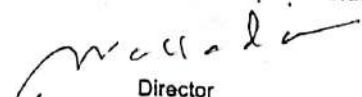

Partner

A and M Holdings


Partner

.....9/-

For Ave Miriam Resorts Pvt. Ltd.


Director

AND WHEREAS public notice was published in Gomantak (Marathi) and Navhind Times dated 29/04/2021 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID PROPERTIES** by the VENDOR and after elapse of 15 days no objection are received.

AND WHEREAS the VENDOR has agreed with the PURCHASER for the absolute sale of the SAID PROPERTIES and PURCHASER has agreed to purchase the SAID PROPERTIES for the total consideration of **Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)**.

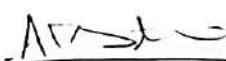
NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand Only)** balance amounts to **Rs. 1,58,40,000/- (Rupees One Crore Fifty Eight Lakhs Forty Thousand Only)**, paid by the PURCHASER in the manner more particularly stipulated in the **Schedule IV** hereunder, which receipt of entire consideration, the VENDOR does hereby admit and acknowledge and does hereby convey and transfer by Deed of Sale in favour of PURCHASER all its right, title, Interest,

A and M Holdings

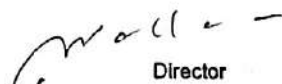

Partner

A and M Holdings


Partner

.....10/-

For Ave Miriam Resorts Pvt. Ltd.


Director

ownership and possession in the **SAID PROPERTY NO. 1** and the **SAID PROPERTY NO. 2**, which property No. 1 is more particularly described in Schedule II hereunder written and delineated in 'red colour' in the plan annexed hereto as **Annexure- I AND** which property No. 2 is more particularly described in Schedule III hereunder written and delineated in 'green colour' 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 PROPERTIES 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 VENDOR into or upon SAID PROPERTIES 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 VENDOR does hereby assure the PURCHASER that the SAID PROPERTIES hereby sold are free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the SAID PROPERTIES by way of Sale, and there are no impediments whatsoever against such disposition. The VENDOR covenant that SAID

A and M Holdings

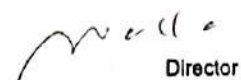

Partner

A and M Holdings


Partner

.....11/-

For Ave Mirdam Resorts Pvt. Ltd.


Director

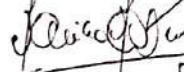
PROPERTIES are free from any restraint order or injunction order passed by any court of law and are also free from any adverse observation in any decree of any court. The VENDOR covenants that there is no litigation pending regarding the SAID PROPERTIES and there is no claim by any third party against the SAID PROPERTIES, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDOR declares that it has not agreed to sell the SAID PROPERTIES or any portion thereof to any other person/persons whomsoever and that it has not done anything whereby the SAID PROPERTIES or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTIES and it is not subject to any acquisition nor have the VENDOR received any notice or notification of the SAID PROPERTIES. The VENDOR further declares that it is not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTIES by any authority or government department.

3. The possession of the SAID PROPERTIES hereby sold by VENDOR has been handed over to PURCHASER today.

4. The PURCHASER shall be entitled to apply for mutation in the Record of Rights of the **SAID PROPERTY NO. 1 AND**

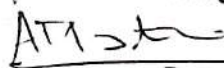
A and M Holdings

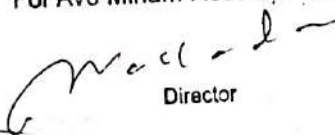
.....12/-


Partner

For Ave Miriam Resorts Pvt. Ltd.

A and M Holdings


Partner


Director

the **SAID PROPERTY NO. 2** to Schedule II and Schedule III hereunder written. The PURCHASER shall also be entitled to apply for and transfer in its favour, the part hereby purchased in all other public records, village records, etc. PURCHASER shall also be entitled to apply for transfer of house tax and/or all other documents in respect of the house situated thereinbefore any authority/ department standing in favour of the Vendor to its name

5. VENDOR covenants that incase any defect is found in the title only, the VENDOR of the SAID PROPERTIES hereby sold and/or in the present conveyance, then VENDOR does 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 VENDOR for more perfectly conveying the part sold unto PURCHASER.

6. That the VENDOR hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTIES 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.

A and M Holdings

[Signature]
Partner

A and M Holdings

[Signature]
Partner

.....13/-

For **Ave Miriam Resorts Pvt. Ltd.**

[Signature]
Director

7. That VENDOR does hereby assure the PURCHASER that the SAID PROPERTIES hereby sold are free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said part by way of sale.

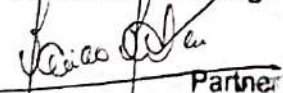
8. That on the execution of this Deed of Sale, the PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTIES hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR or from any person claiming through or under it.

9. That VENDOR shall at all times hereinafter indemnify and keep indemnified the PURCHASER and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title only in the SAID PROPERTIES or any breach of the covenants or any valid and legally subsisting claim.

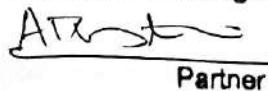
10. The VENDOR and the PURCHASER hereby declare that the SAID PROPERTIES in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The price paid of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) corresponds to the market value of the SAID PROPERTIES and accordingly Stamp Duty of Rs. 7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only) has been affixed herewith.

A and M Holdings

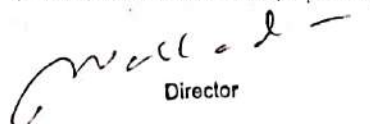

Partner

A and M Holdings


Partner

..... 14/-

For Ave Miriam Resorts Pvt. Ltd.


Director

SCHEDULE-I

(Description of the Said Bigger Property)

ALL THAT **PROPERTY** denominated as "**COIRATO**" or "**KHAIRUT**" with an old dilapidated house bearing H. No. 776/1 as recorded in the Office of the Village Panchayat of Aldona situated therein which subsequently collapsed and does not exists at present, situated at ward Santerxette, within the jurisdiction of Village Panchayat of Aldona, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez at Mapusa under No. 36433 of Book No. B-93 and enrolled in the Taluka Revenue Office under No. 576 of Second Division of Aldona, surveyed under Survey No. **344/5** of the Revenue Village **Aldona**, admeasuring approximately **2925 sq. mts.** and the same is bounded as under:-

Towards the North:-By the Public Road;

Towards the South:-By the property bearing Survey No. 344/7 of Village Aldona;

Towards the East:-By the Public Road;

Towards the West:-By the property bearing Survey No. 344/4 of Village Aldona;

A and M Holdings

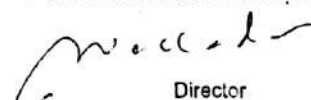
Partner

A and M Holdings

Partner

.....15/-

For Ave Miriam Resorts Pvt. Ltd.


Director

SCHEDULE II

(Description of the Said Property No. 1)

ALL THAT PROPERTY admeasuring approximately **1610 sq. mts.**, surveyed under Survey No. **344/5-A** of the Revenue Village **Aldona**, forming part of the SAID BIGGER PROPERTY more particularly described in SCHEDULE I hereinabove and the same is bounded as under:-

North: By the public road;

South: By the property surveyed under Survey No. 344/1 of Village Aldona.

East: By the Public Road;

West: By the property surveyed under Survey No. 344/5 of Village Aldona

SCHEDULE III

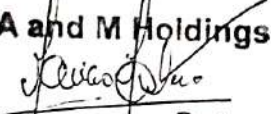
(Description of the Said Property No. 2)

ALL THAT admeasuring approximately **1315 sq. mts.**, surveyed under Survey No. **344/5** of the Revenue Village **Aldona**, forming part of the SAID BIGGER PROPERTY more particularly described in SCHEDULE I hereinabove and the same is bounded as under:-

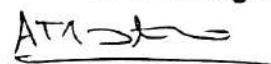
North: By the public road;

South: By the property surveyed under Survey No. 344/1 of Village Aldona.

A and M Holdings

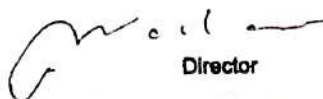

Partner

A and M Holdings


Partner

.....16/-

For Ave Miriam Resorts Pvt. Ltd.


Director

East: By the property surveyed under Survey No. 344/5-A of Village Aldona;

West: By the property surveyed under Survey No. 344/4 of Village Aldona

SCHEDULE IV

(CONSIDERATION)

Rs. 1,58,40,000/- (Rupees One Crore Fifty Eight Lakhs Forty Thousand Only) vide Bank Transfer being UTR No. CBINR52021052510009912 to the credit of Bank Account No. 510101000610002 with Union Bank of India, Calangute Branch.

TDS deducted @ 1% equivalent to Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only) has been paid.

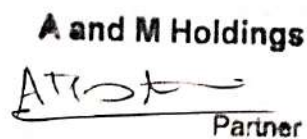
IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

A and M Holdings

Partner

For Ave Miriam Resorts Pvt. Ltd.

Director

A and M Holdings

Partner

.....17/-

-17-

A and M Holdings

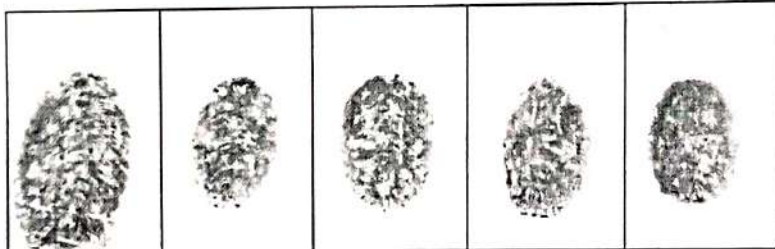
SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED VENDOR)
Represented by its Partner No.1)

Partner

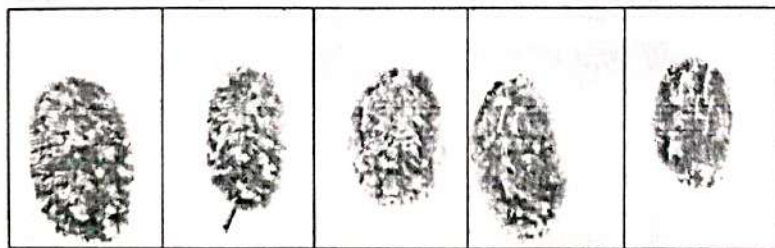
MR. MARIUS ANTONIO GERARD MONETIRO



LEFT HAND FINGER PRINTS OF MR. MARIUS ANTONIO
GERARD MONETIRO



RIGHT HAND FINGER PRINTS OF MR. MARIUS
ANTONIO GERARD MONETIRO



A and M Holdings

Partner

A and M Holdings

Partner

.....18/-

For Ave Miriam Resorts Pvt. Ltd.

Director

A and M Holdings

SIGNED SEALED AND DELIVERED)

BY THE WITHINAMED VENDOR)

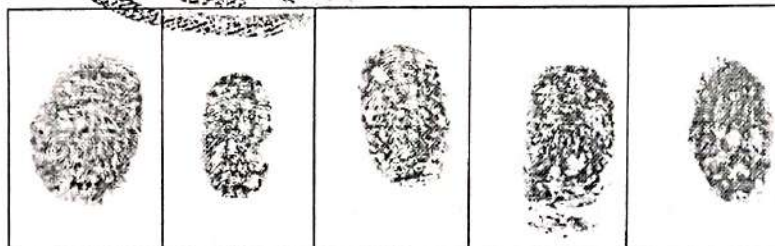
Represented by its Partner No.2)

MR. AUGUSTUS JOHANNES MONTEIRO

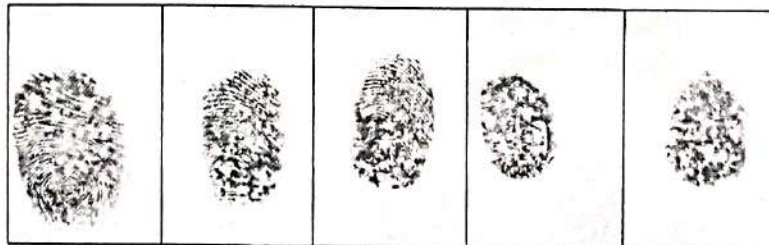
ATK
Partner



RIGHT HAND FINGER PRINTS OF MR. AUGUSTUS JOHANNES MONTEIRO



RIGHT HAND FINGER PRINTS OF MR. AUGUSTUS JOHANNES MONTEIRO



A and M Holdings

ATK
Partner

.....19/-

For Ave Miriam Resorts Pvt. Ltd.

A and M Holdings

ATK
Partner

Maun
Director

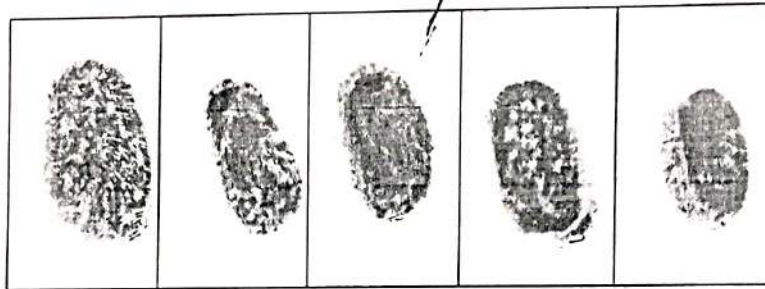
For Ave Miriam Resorts Pvt. Ltd.

SIGNED, SEALED AND DELIVERED)
by the within named PURCHASER)
represented by its Director

MR. MARIO WILFRED VALADARES



LEFT HAND FINGER PRINTS OF MR. MARIO WILFRED VALADARES



RIGHT HAND FINGER PRINTS OF MR. MARIO WILFRED VALADARES



A and M Holdings

Partner

A and M Holdings

Partner

.....20/-

For Ave Miriam Resorts Pvt. Ltd.

Director

IN THE PRESENCE OF WITNESS:-

1. Name: Michael Dominic Fernandes

Address: H. No. H66, Umbora,
Parla de France, P.O. Belim,
Bardez, Goa - 403101

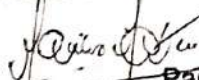
Signature: 

2. Name: Abhijeet - Naik

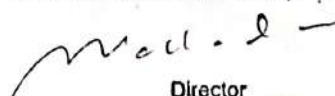
Address: HNO-1533/3 - Vishwakrupa
Porvoin - Bardez - Goa

Signature: 

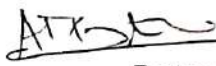
A and M Holdings


Partner

For Ave Miriam Resorts Pvt. Ltd.

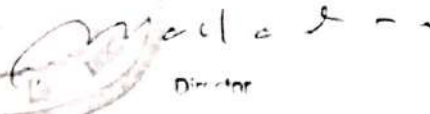
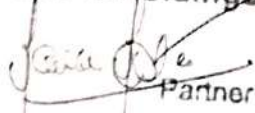
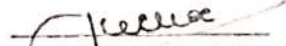

Director

A and M Holdings


Partner



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

	Plan Showing plots situated at	Inward No: 6324
	Village : ALDONA Taluka : BARDEZ Survey No./Subdivision No. : 344/ S.S.-A Scale : 1 : 1000	
<p>For Ave Miriam Resorts Pvt. Ltd.  Director</p> <p>A and M Holdings  Partner</p> <p>A and M Holdings  Partner</p>		<p>() Rajesh R. Pai Kuchelkar) Inspector of Survey & Land Records</p> <p></p>
		
<p>Generated By : Swapnil B. Bhosale (D' Man Gr. II) On : 24-10-2020</p>		<p>Compared By :  24/10/2020 (H3)</p>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-May-2021 12:14:57 pm

Document Serial Number :- 2021-BRZ-2007

Presented at 12:07:59 pm on 27-May-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	720000
2	Registration Fee	560000
3	Mutation Fees	2500
4	Processing Fee	1550
Total		1284050

Stamp Duty Required :720000/-

Stamp Duty Paid : 720000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mario Valadares As Director For Ave Miriam Resort Pvt Ltd , Father Name:Late John Valadares, Age: 49, Marital Status: , Gender:Male, Occupation: Business, Address1 - House no. 33-C, Castel Vaddo, Verna Salcette Goa 403722, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Augustus Johannes Monteiro As Partner For A And M Holdings , Father Name:Late Lino Jose Monteiro, Age: 52, Marital Status: , Gender:Male, Occupation: Advocate, 306 Plaza Maria Lilia, Behind St. Alex Church, naikavaddo, Calangute Bardez Goa, PAN No.:			
2	Marius Antonio Gerard Montelro As Partner For A And M Holdings , Father Name:Late Lino Jose Monteiro, Age: 59, Marital Status: , Gender:Male, Occupation: Business, House no. 328-4, Bokashi Aradi Parra Bardez Goa, PAN No.:			
3	Mario Valadares As Director For Ave Miriam Resort Pvt Ltd , Father Name:Late John Valadares, Age: 49, Marital Status: , Gender:Male, Occupation: Business, House no. 33-C, Castel Vaddo, Verna Salcette Goa 403722, PAN No.:			



100012533481

FORM I & XIV

Date 25/05/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

तालुका

Village Aldona

गाव

Name of the Field Khairut

शेताचे नाव

Survey No. 344

सर्वे नंबर

Sub Div. No. 5

हिंगा नंबर

Tenure

मत्ता प्रकार

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

Dir. Crop दिनायक	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.12.90	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.90

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

Pot-Kharab पोट खराब

Remarks शेर

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.25	0000.00.00	0000.00.25

Grand Total एकूण
0000.13.15

Dy. Coll. Order no. 15/116/2009/Part/Land/DC-II
dated 07/02/2011.

Assessment : आकलन	Rs. 0.00	Foro फार	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कच्चेदाराचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	M/s A and M Holding		38314	

S.No.	Name of the Tenant कृषाचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Nil			

Other Rights उत्तर हक्क Name of Person holding rights and nature of rights: उत्तर हक्क धारण करणाऱ्याचे नाव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेर
Nil		

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नाव	Mode रीत	Season सौमम	Name of Crop पिकाचे नाव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated त्रिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation निचताचा प्राप्ति	Remarks शेर
	Nil									

End of Report

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

A and M Holdings

For Ave Miriam Resorts Pvt. Ltd.

Partner

Director

A and M Holdings

Partner



FORM I & XIV
नमूना नं 1 व 14

Page 1 of 1

Date 25/05/2021

Taluka BARDEZ

तहसील

Village Aldona

गांव

Name of the Field Khairut

क्षेत्राचे नाव

Survey No. 344

सर्वे नंबर

Sub Div. No. 5-A

हिस्सा नंबर

Tenure

मत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)						Total Cultivable Area
Dry Crop	Garden	Rice	Khajan	Ker	Morad	एकूण लागण क्षेत्र
जिरायत	बागायत	तरी	खाजन	केर	मोरड	
0000.16.10	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.16.10

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

Class (a)	Class (b)	Total Un-Cultivable Area
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन
0000.00.00	0000.00.00	0000.00.00

Grand Total
एकूण
0000.16.10

Remarks शेरा

Dy. Coll. Order no. 15/116/2009/Part/Land/DC-II
dated 07/02/2011.

वर्ग (अ)		वर्ग (ब)		एकूण नापक जातना		0000.16.10			
0000.00.00		0000.00.00		0000.00.00					
Assessment :		Rs. 0.00		Fore		Rs. 0.00			
आकार				फोर					
				Predial		Rs. 0.00			
				प्रेडियाल					
				Rent		Rs. 0.00			
				रेंट					
S.No.	Name of the Occupant			Khata No.		Mutation No.		Remarks	
	कब्जेदाराचे नांव			खाते नंबर		फेरफार नं		शेरा	
1	A and M HOLDING					38424			
S.No.	Name of the Tenant			Khata No.		Mutation No.		Remarks	
	कुर्याचे नांव			खाते नंबर		फेरफार नं		शेरा	
1	Nil								
Other Rights इतर हक्क						Mutation No.		Remarks	
Name of Person holding rights and nature of rights:						फेरफार नं		शेरा	
इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार									
Nil									
निम्नलिखित शेताचा तापशील									

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation	Remarks
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	हा.आर.चौ.मी.	हा.आर.चौ.मी.	Nature प्रकार	Area क्षेत्र हा.आर.चौ.मी.	सिंचनाचा प्राप्ति	शेरा
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka

For Ave Mirdam Resorts Pvt. Ltd.

Director

A and M Holdings

Partner

A and M Holdings

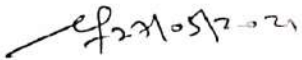
Partner



Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Michael Dominic Fernandes, Age: 57, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403101, House no. 466 Virlosa Penha De Franca Britona Goa , House no. 466 Virlosa Penha De Franca Britona Goa , Penha-de-franca, Bardez, North Goa, Goa			
2	Name: Abhijeet Ashok Naik, Age: 38, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Unmarried , Address: 403521, 1533/3 Besides IHM and Catering college Porvorim Alto Porvorim Goa , 1533/3 Besides IHM and Catering college Porvorim Alto Porvorim Goa , Penha-de-franca, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-2007

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:- 27-May-2021 12:16:44

Date of Receipt: 27-May-2021

Receipt No : 2021-22/9517

Serial No. of the Document : 2021-BRZ-2007

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

Received the following amounts from **Mario Valadares As Director For Ave Miriam Resort Pvt Ltd** for Registration of above Document in Book-1 for the year 2021

Registration Fee	560000	E-Challan	• Challan Number : ; • CIN Number :	560000
Processing Fee	1550	E-Challan	• Challan Number : ; • CIN Number :	1550
Total Paid	561550 (Rupees Five Lakh Sixty One Thousands Five Hundred And Fifty 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 :

Mario Valadares

For Ave Miriam Resorts Pvt. Ltd.

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 27-May-2021

Signature of the person receiving the Document

Director
Signature of the Presenter

Signature of the Sub-Registrar

Document Serial No:-2021-BRZ-2007



Book :- 1 Document

Registration Number :-

Date : 27-May-2021

27/05/2021

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

SUB-REGISTRAR

BARDEZ