

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

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Rs. ≈ 1000000 ≈

365430

One*Zero*Zero*Zero*Zero*Zero*Zero*

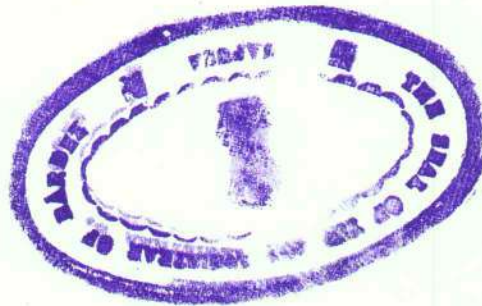
GOA
NON JUDICIAL

30.1.2021

GOA

8880 5825463

Name of Purchaser REALCON RESIDENCY LLP



2024-BRZ-433
01/02/2024

DEED OF SALE

Lawrence Braggar

Mbraganza

[Signature]

Realcon Residency LLP

[Signature]

Authorised Signatory

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory

(RUPEES ONE LAKH TWENTY FIVE THOUSAND ONLY.)

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Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
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Rs. ≈ 0125000 ≈

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GOA
NON JUDICIAL

30.1.2021

GOA

8881 673381

Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Bardez - Goa, on this
First day of the month of February of the year Two Thousand and
Twenty One (**01/02/2021**).

Lawrence Bragga

M. Braganza

[Signature]

Realcon Residency LLP

[Signature]

Authorized Signatory

1.MR. LAWRENCE MARIO BRAGANZA, son late Melvin Braganza, of 52 years of age , married, service, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] , mobile No.9423882383, email : lawrenceb893@gmail.com and his wife

2.MRS. MAURINA PRECILLA BRAGANZA alias Maurina Braganza, daughter of late Gabriel Fernandes , of 43 years of age, married, housewife, holding PAN Card No. [REDACTED] , Aadhar Card No. [REDACTED] , mobile No.9503885106 , email : lawrenceb893@gmail.com , both Indian Nationals and both residents of A3 F1 ,Comunidade Mini Market , Near Ekta Nagar, Mapusa, North-Goa 403507

3. MR. IAN FRANCAIS CARVALHO , son late Francais Carvalho , of 49 years of age , married, service, holding PAN Card No. [REDACTED] , Aadhar Card No. [REDACTED] , mobile No. +971-55-4988032 , email : ian.carvalho@icloud.com , Indian National, (NRI) resident of 306/B , Jasmine Apartment , Dockyard Road, Mazgaon, Mumbai, Maharashtra 400010 and his wife

4. MRS. FIONA MARISE FERNANDES CARVALHO alias **Fiona Marise Carvalho** daughter of Miguel Apolinario D Fernandes, 47 years of age, married, housewife, holding PAN Card No. [REDACTED] , mobile No. +971-50-8887722 ,email. fionaf@hotmail.com, Portuguese National holding Portuguese Passport No. CB245683

Lawrence Braganza

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Realcon Residency LLP

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Authorised Signatory

and Overseas Citizen of India Certificate No.A1969502, resident of 306/B , Jasmine Apartment , Dockyard Road, Mazgaon, Mumbai, Maharashtra 400010 represented herein through her Power of Attorney holder i.e her husband vide Power of Attorney dated 15/3/2019 duly notarized before the Notary Public Adv Ujwala T Kouthankar, bearing Reg No. 360/2019 at Panjim, Goa hereinafter referred to as the **SELLERS** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, nominees, legal representatives and assigns), of the **One Part**:

AND

REALCON RESIDENCY LLP, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, having PAN No. [REDACTED] and their Registered office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Partner/Director **MR. VARUN NAGPAL**, son Mr. Vijay Kumar Nagpal, aged 37 years, married, Businessman, Indian National, Holder of PAN No. [REDACTED] resident of 97/B, Maneshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as the **PURCHASER** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, nominees, legal representatives and assigns), of the **SECOND PART** vide Board of Directors resolution dated 27/1/2020, represented herein through duly constituted Power of Attorney Holder, **MR. RALPH MASCARENHAS** , s/o Melwyn Mascarenhas , 30 years of age, unmarried, Advocate, having Pan Card bearing no [REDACTED] and Aadhar card bearing no [REDACTED] , resident of H.No

Lawrence Bragga

M Braganza

Realcon Residency LLP

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4/2525, Porba Vaddo, Calangute, Bardez-Goa vide Power of Attorney dated 29/1/2021 duly notarized before the Notary Public Adv Madhumita A.N. Salatry, bearing Serial No. 301/2021 at Mapusa, Goa.

AND WHEREAS the Sellers are the exclusive owners in possession of all that immovable property known as **URYACHO PATO** or **URIECHO PATTO** or **MOGAVELLEM BHAT** or **MOROD BHAT** or **MUGOLAVELEM BATT** or **VULGO GOVADBATT** or **MODULEM BATA** bearing survey No.177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area, situated within the Village of Siolim, of the registration sub district of Bardez, of the district of North Goa, Goa, and described in the Land Registration Office of Bardez at Mapusa under No.39880 at page 96 of Book B 102 and which is bounded on the East by properties bearing survey Nos.177/24, 177/16, 195/5/22/33/35/36/37 and 39; On the West by a public road beyond which lies properties bearing survey No.177/32 and 35; On the North by property bearing survey No.177/21 and 177/23; On the South by a Public Road and property bearing survey no 195/42 which shall be hereinafter be referred to as the **SAID PROPERTY** for the sake of brevity and better described in **Schedule I** annexed hereto.

AND WHEREAS the Sellers No.1 and 2 are the co-owners in possession of undivided half right title and interest in the Said Property and the Sellers No.3 and 4 are the co-owners in possession of the remaining undivided half right title and interest in the Said Property.

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AND WHEREAS the Seller No.2 is the legally wedded wife of the Seller No.1 and the Seller No.4 is the legally wedded wife of the Seller No.3 having married under the regime of communion of assets prevailing in the State of Goa and consequently the Sellers No.2 and 4 are necessary parties to the present deed.

AND WHEREAS the Said Property originally belonged to Maria Antonia Carvalho alias Mary Carvalho alias widow of Luis Caitano Carvalho , late grandmother of the Seller No.3 and Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho and his wife Matilda Carvalho , late grand-parents of the Seller No.1.

AND WHEREAS the names of Maria Antonia Carvalho alias Mary Carvalho alias widow of Luis Caitano Carvalho and Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho and his wife Matilda Carvalho are found inscribed under Inscription No.37988 at folio 134 of Book G-41 and the said inscription was carried out based on the Deed of Sale with Discharge dated 7th August, 1953 drawn up at folio 9 reverse of Book No.563 of the Notary Public Jose Joaquim Filipe Pinto de Menezes of Judicial Division of Mapusa.

AND WHEREAS originally the Said Property was described under No.807 at folio 15 of B 3 new and inscribed under No.37988 at

Lawrence Braganza *M Braganza*


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folio 134 of Book G-41 and which was subsequently described under No.39881 at folio 96 of Book B 102.

AND WHEREAS upon the death of late Luis Carvalho alias Luis Caetano Gongaga Carvalho alias Luis Caetan Carvalho , his wife late Maria Antonia Fernandes alias Maria Antonia Carvalho alias Mary Carvalho, grandparents of the Seller No.3 and late Joseph Luis Thamaturgo Carvalho alias Francis Carvalho and his wife Maria Teresa De Souza alias Maria Carvalho alias Mariya C. Karwalo alias Mary Carvalho, parents of the Seller No.3, a Deed of Succession dated 12-05-2016 was drawn in the Office of the Civil cum Sub Registrar of Canacona and recorded in his notarial book of Deeds No.51 at pages 79 to 81 showing the Seller No.3 and his wife the Seller No.4 herein as the only surviving heirs to their estate which includes their half co-ownership right in the Said Property.

AND WHEREAS upon the deaths of Ildafonso Carvalho alias Ildafonso Diogo Manoel Carvalho alias Hildefonso Carvalho and his wife Matilda Carvalho alias Matildes Carvalho an Inventory Proceedings bearing No.59/1987 was initiated in the Court of the Civil Judge Senior Division at Mapusa and their half co-ownership right in the Said Property was taken in auction by their daughter Felicia Carvalho , maternal aunty of the Seller No.1.

Louise Brazze *MBraganza*

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Realcon Residency LLP

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AND WHEREAS the Sellers No.1 and 2 thereafter acquired undivided half co-ownership right , title and interest in the Said Property as the undivided half co-ownership right , title and interest in the Said Property which was taken in auction by them and the same was confirmed under final Judgment and Decree dated 6-02-2018 passed by the Hon Civil Judge Junior Division at Mapusa in an Inventory Proceedings No. 74/2017/D initiated upon the demise of late Melwin J. Braganza, late Josefina Olga Felicidade Carvalho Braganza , deceased parents of the Seller No.1 , late Felicia Carvalho, maternal aunty of the Seller No.1 who expired in the status of spinsterhood and late Jose Joao Carvalho , maternal uncle of the Seller No.1 who expired in the status of bachelorhood.

AND WHEREAS consequently the Sellers became the exclusive owner in possession of the Said Property.

AND WHEREAS the name of the Seller No1 and 2 and of the grand mother of Seller No.3 late Mrs. Meri Carvalho also known as Maria Antonia Fernandes alias Maria Antonia Carvalho alias Mary Carvalho alias Meri Carvalho is found recorded in the occupants column of form I and XIV of the Said Property.

AND WHEREAS the Purchaser has approached the Sellers with an offer to purchase the Said Property admeasuring an area of 4275 square meters , bearing survey No.177 sub division 15 of

Lawrence Braganza *M Braganza*


Realcon Residency LLP

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Authorised Signatory

Village Siolim , Bardez, Goa for a consideration of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakhs only) which is the fair market value of the Said Property .

AND WHEREAS The Sellers have accepted the offer made by the Purchaser and have now jointly agreed to sell the Said Property to the Purchaser for a price consideration of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakhs only) which is the market value of the Said Property with the terms and condition as enumerated herein under.

AND WHEREAS the Sellers represent to the Purchaser and have informed the Purchaser that they are the only sole, universal, and exclusive owners , having lawful, peaceful and physical possession, right, title and interest in and over the Said Property

AND WHEREAS the Sellers further represent to the Purchaser that the title of the Said Property is good, clear and marketable and free from all encumbrances.

AND WHEREAS the Sellers have handed over the possession of the Said Property for exclusive use, possession and ownership of the Purchaser herein.

AND WHEREAS the Purchaser is satisfied with the title documents presented to him by the Sellers in respect of the Said Property .

Lawrence Braganza *M Braganza*

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Realcon Residency LLP
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AND WHEREAS the Purchaser has paid the consideration to the Sellers immediately upon the execution of the present Deed of Sale which is duly accepted by the Sellers as full and final payment of consideration for towards the sale of the Said Property.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in consideration of payment of **Rs. 2,50,00000/- (Rupees Two Crores Fifty Lakhs Only)** which amount after deduction of TDS equivalent to RS. 2,95,3,750/- (Rupees Two Lakhs Ninety Five Thousand Three Thousand and Seven Fifty Only) works out to **Rs.2,20,46250/- (Rupees Two Crores Twenty Lakhs Forty Six Thousand Two Fifty 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 PURCHASERS 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

Sanjay Bragga *M Braganza*


Realcon Residency LLP

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 Authorised Signatory

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 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. AND THAT in pursuance of the above agreement executed between the Sellers and the Purchaser the Sellers acknowledge the receipt of the total consideration from the Purchaser and the Sellers as the exclusive owners of the Said Property known as immovable property known as **URYACHO PATO or URIECHO PATTO or MOGAVELLEM BHAT or MOROD BHAT or MUGOLAVELEM BATTIA or VULGO GOVADBATTIA or MODULEM BATA** bearing survey No.177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area, situated within the Village of Siolim, of the registration sub district of Bardez, of the district of North Goa and described in the Land Registration Office of Bardez at Mapusa under No.39880 at page 96 of Book B 102, which the Sellers do

Lawrence Bragga *M. Braganza*


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hereby sell absolutely to the Purchaser together with all the incidences, all the common amenities such as structures , compound walls etc and all their right, title, interest, privileges, easement, pathways, open spaces, lights, liberties, membership right, appurtenance whatsoever to hold the same to the Purchaser.

3. AND THAT the Purchaser has paid the entire consideration in respect of this deed in terms of above and in the hands of the Sellers herein by abovesaid transfer which the sellers and the Purchaser do hereby acknowledge.
4. AND THAT the Sellers have put the Purchaser in possession of the Said Property together with impartible right, title and interest in the Said Property and the Purchaser shall after execution of this Deed shall be the exclusive owner in possession of the same.
5. AND THAT the Purchaser shall hereafter peacefully and quietly hold, use and enjoy the Said Property together with impartible right, title and interest in the Said Property as his own chattel and property without any hindrance, interruption, claim or demand by or from the Sellers and/or any other person or persons along with the Sellers.
6. AND THAT the Sellers and/ or all persons claiming under them shall and will from to time upon the request and at

Lawrence Braganza
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their own cost do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Property together with impartible right, title and interest in the Said Property sold or any part thereof unto the Purchaser and placing her in possession of the same according to the true intent and meaning of these presents that shall or may be reasonably required.

7. AND THAT the Sellers hereby agree that the Said Property surveyed under Survey No. 177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area is the subject matter of the present Sale Deed.

8. AND THAT the Sellers confirm that they have not created any lien or mortgage over the Said Property surveyed under Survey No. 177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area and together with impartible right, title and interest in the Said Property and is absolutely free from encumbrances and charges whatsoever and that there are no other persons who have any claim, right, demand, interest and title of whatsoever nature in and to the Said Property or any part thereof.

Lawrence Braganza *M Braganza*

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9. AND THAT the Sellers confirm that there is no dispute, litigation or legal proceedings of any nature pending before any court, tribunal, Judicial or revenue authority in respect of the Said Property or any part thereof.

10. AND THAT the Sellers declare that neither they nor their predecessors in title have entered into any agreement of sale, Mortgage, transfer, lease or in any manner have agreed to alienate the Said Property or any part thereof in favor of any other person, persons or entities.

11. AND THAT the Sellers declare that the Said Property has not been mortgaged, pledged or pawned with any financial institution, bank, Co-operative Society and is free from encumbrance.

12. AND THAT the Sellers declare that the Said Property or any part thereof is not subject to any acquisition proceedings.

13. AND THAT the Sellers declares that there are no Tenants and or mundkars in the Said Property surveyed under Survey No. 177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area.

Lawrence Braganza *MBraganza*

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Realcon Residency LLP

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Authorised Signatory

14. AND THAT the Sellers shall indemnify the Purchaser against all and every person or persons lawfully claiming and demanding any right, title or interest in the Said Property surveyed under No. 177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters in area and together with impartible right, title and interest in the Said Property sold or any part thereof through the Seller or any other person or persons as the co-owners along with seller.

15. AND THAT the Sellers assure the Purchaser that there are no arrears of any tax and/or dues payable on the Said Property to any other Local or Government body. Similarly the Said Property or any part thereof is not the subject matter of any dispute mundkarial claims or tenancy rights etc., or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest land.

16. AND THAT the Sellers do hereby consent and give No Objection to include the name of the Purchaser and also deletion of Sellers names from the Record of Rights/Form I & XIV with respect to the Said Property by way of mutation.

17. AND THAT the Purchaser had caused a Public Notice dated 30-12-2020 published in the Local Daily Newspaper

Lawrence Brazier
M. Braganza
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Realcon Residency LLP

[Signature]
Authorised Signatory

the Navhind Times dated 31-12-2020 calling for objections through his advocate Shri. Savio Monteiro and till the date of the execution and registration of this Deed no objections have been received.

18. AND THAT the Seller No.4 is duly represented in this deed by her husband the Seller No.3 herein under the instrument of Power of Attorney dated 15-03-2019 duly executed at Panaji, Goa before the Notary Smt. Ujwala T. Kauthankar having her office at Panaji, Goa and registered under his registration No.360/POA/2019 dated 15-03-2019.



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

20. This Deed of Sale is Drawn on Stamp Paper Rs. 11,25,000 (Eleven Lakhs Twenty Five Thousand Only/- in full and final satisfaction of the stamp duty on the same.

Realcon Residency LLP

Authorised Signatory

Lawrence Bragosa *M Braganza*

[Signature]

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable property known as **URYACHO PATO** or **URIECHO PATTO** or **MOGAVELLEM BHAT** or **MOROD BHAT** or **MUGOLAVELEM BATA** or **VULGO GOVADBATA** or **MODULEM BATA** bearing survey No.177 sub division 15 of village of Siolim, Bardez, Goa admeasuring 4275 square meters ^{along with dilapated structure} in area, situated within the Village of Siolim, of the registration sub district of Bardez, of the district of North Goa, and described in the Land Registration Office of Bardez at Mapusa under No.39880 at page 96 of Book B 102 and bounded as under :

Handwritten notes and signatures:
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East: By properties bearing survey Nos.177/24, 177/16, 195/5, 22, 33,35,36,37 and 39;

West: By a Public Road beyond which lies properties bearing survey Nos.175/32 and 35;

North: By property bearing survey No.177/21 and 23.

South: By a Public Road and property bearing survey no 195/42.

Handwritten signatures:
 Lauren Braganza
 M Braganza

Handwritten signature:
 [Signature]

Realcon Residency LLP

Handwritten signature:
 [Signature]
 Authorised Signatory

SCHEDULE II**(CONSIDERATION)****Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only)**

Total Payable to Vendors	Rs. 2,50,00,000/-
<u>Amount paid to the Vendors in following manner:</u>	
Paid to Vendors No.1	Rs.6,203,125/-
Less TDS @0.75	Rs.46,875/-
Net Payable	Rs. 6,203,125/-
Paid to Vendors No. 2	Rs.6,203,125/-
Less TDS @0.75	Rs.46,875/-
Net Payable	Rs. 6,203,125
Paid to Vendors No. 3	Rs.4,820,000/-
Less TDS @22.88	Rs.1,430,000/-
Net Payable	Rs. 4,820,000/-
Paid to Vendors No. 4	Rs.4,820,000/-
Less TDS @22.88	Rs. 1,430,000/-
Net Payable	Rs. 4,820,000/-



[Handwritten signatures and initials]

R.M.

R.M.

IN WITNESS WHEREOF the Parties hereto have hereunto signed this

Deed on this 1st day of Month February, 2021 at Mapusa.

Lawrence Brazzer *Mboaganza*

Kealcon Residency LLP

[Signature]
Authorised Signatory

[Handwritten signature]

SIGNED AND DELIVERED by the]
within named Seller no 1

MR. LAWRENCE MARIO BRAGANZA



L.H.F.I.

R. H.F.I.



Lawrence Braganza MB Braganza

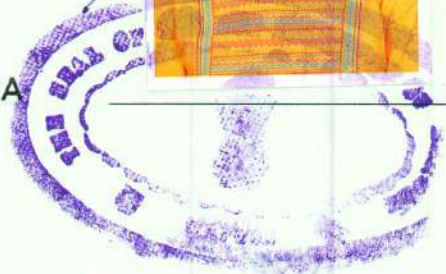
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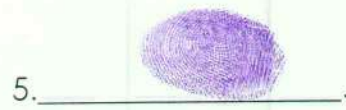
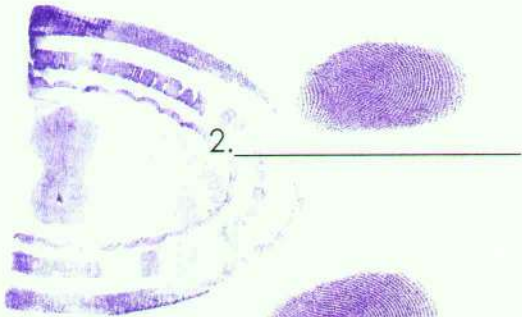
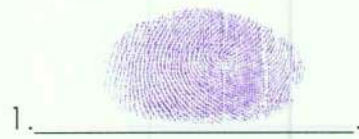
SIGNED AND DELIVERED by the]
within named Seller no 2

MRS. MAURINA PRECILLA BRAGANZA



L.H.F.I.

R. H.F.I.



Lawrence Braganza MBraganza

Realcon Residency LLP

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Authorised Signatory

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SIGNED AND DELIVERED by the]
within named Seller no 3 and 4
MR. IAN FRANCAIS CARVALHO ,
for self and as duly constituted attorney
of the Seller No.4
MRS. FIONA MARISE CARVALHO



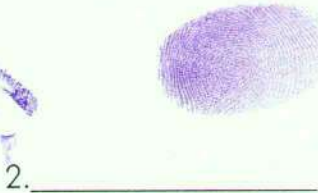
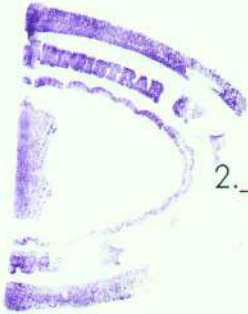
L.H.F.I.

R. H.F.I.



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5. _____

Lawrence Bragge MBraganza

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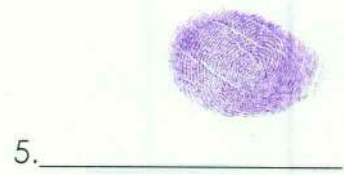
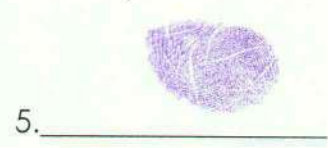
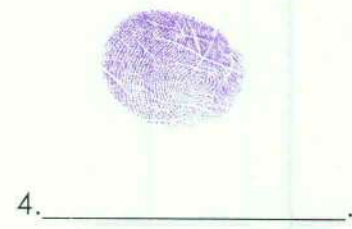
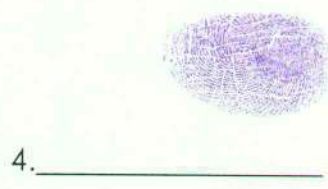
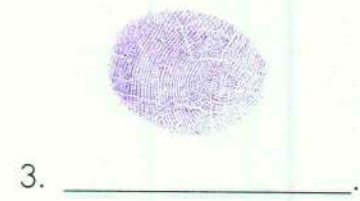
Realcon Residency LLP
[Signature]
Authorised Signatory

SIGNED AND DELIVERED by the
within named Purchaser
REALCON RESIDENCY LLP
Represented by its
Partner/Director-Mr. Varun Nagpal
through his POA holder
Mr. Ralph Mascarenhas



L.H.F.I.

R. H.F.I.




Lawrence Braganza *M Braganza*

[Signature]

Realcon Residency LLP
[Signature]
Authorised Signatory

WITNESSES:

1. Name : Sheetalha kamat
 Father's Name : Duresh Nagvenkar
 Age : 29 years
 Residential Add. : A/102, Panikar Khetreal, Mapusa, Goa
 Signature : Dagnrekar

2. Name : Ramnath Nailk
 Father's Name : Suryakant Nailk
 Age : 26 years
 Residential Add. : Balbot Bastora Mapusa Goa
 Signature : 



Realcon Residency LLP

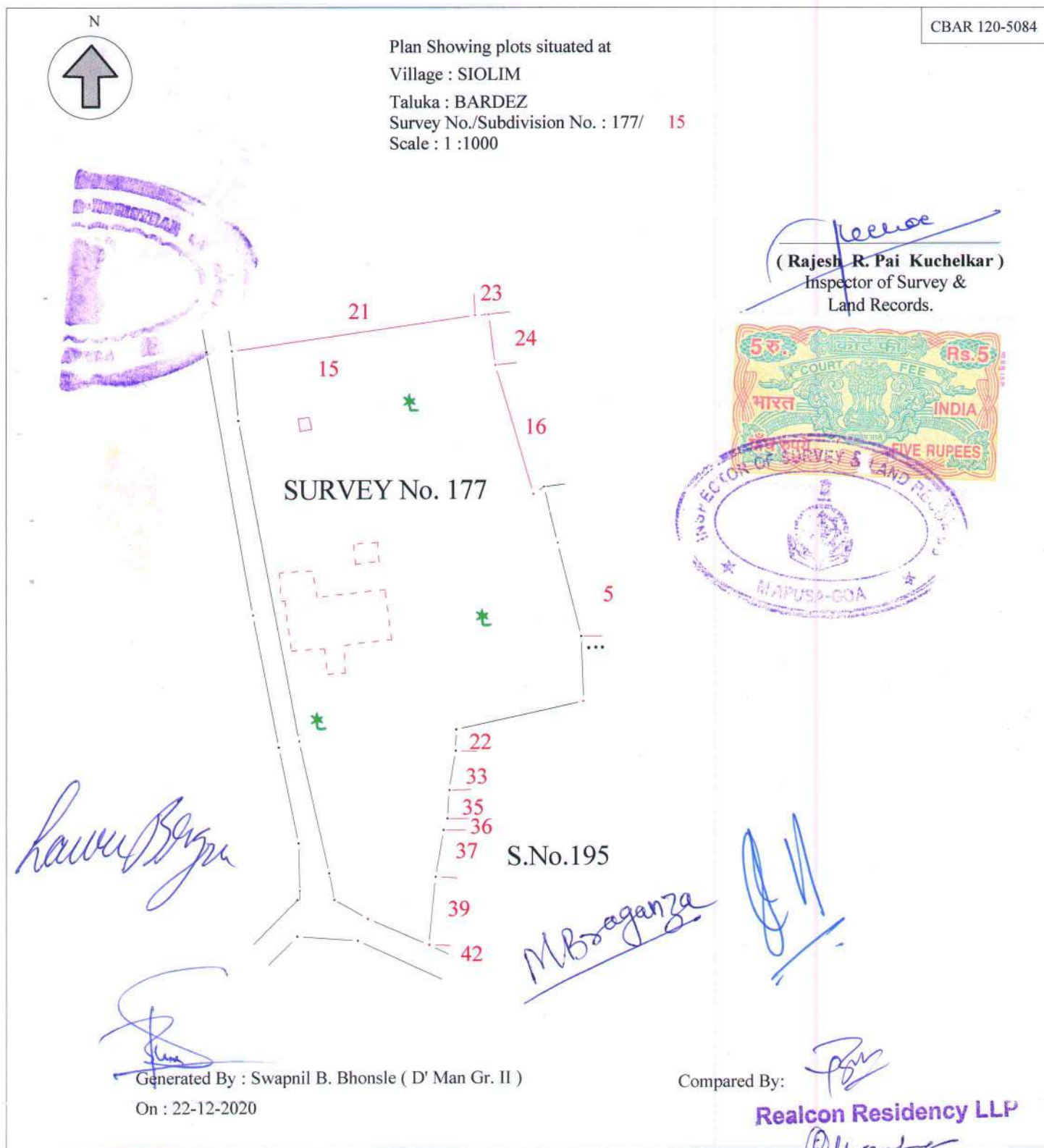

 Authorised Signatory

Lawrence Bragga MB Saganza




24

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





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Feb-2021 11:02:03 am

Document Serial Number :- 2021-BRZ-433

Presented at 11:02:39 am on 01-Feb-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	1125000
2	Registration Fee	875000
3	Mutation Fees	2500
4	Processing Fee	1260
Total		2003760

Stamp Duty Required :1125000/-







Stamp Duty Paid : 1125000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Francis Mascarenhas POA Holder Of Varun Nagpal For Realcon Residency LLP ,Father Name:Melwyn Mascarenhas, Age: 29, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H No 4 252, Address2 - , PAN No.: [REDACTED]			







Executer

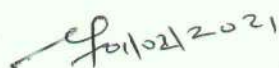
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Lawrence Mario Braganza , Father Name:Melvin Braganza, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Service, A3 F1 CMMC Near Ekta Nagar Mapusa Bardez North Goa 403507, PAN No.: [REDACTED]			
2	Maurina Precilla Braganza Alias Maurina Braganza , Father Name:Gabriel Fernandes, Age: 43, Marital Status: Married ,Gender:Female,Occupation: Service, A3 F1 CMMC Near Ekta Nagar Mapusa Bardez North Goa, PAN No.: [REDACTED]			
3	Ian Francais Carvalho , Father Name:Francais Carvalho, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Service, 306 B Jasmine Apartments Dockyard Road Mazgaon Mumbai Maharashtra 400010, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Ian Francais Carvalho POA Holder Of Fiona Marise Fernandes Carvalho Alias Fiona Marise Carvalho , Father Name: Francais Carvalho, Age: 49, Marital Status: , Gender: Male, Occupation: Service, 306 B Jasmine Apartments Dockyard Road Mazgaon Mumbai Maharashtra , PAN No.: [REDACTED], as Power Of Attorney Holder for Fiona Marise Fernandes Carvalho Alias Fiona Marise Carvalho			
5	Ralph Francis Mascarenhas POA Holder Of Varun Nagpal For Realcon Residency LLP , Father Name: Melwyn Mascarenhas, Age: 29, Marital Status: , Gender: Male, Occupation: Advocate, H No 4 252, PAN No.: [REDACTED], as Power Of Attorney Holder for Varun Nagpal Partner Of Realcon Residency LLP			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramnath Naik, Age: 26, DOB: 1994-11-17, Mobile: 9022269908, Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, h no 23 A Balbot bastora mapusa goa, h no 23 A Balbot bastora mapusa goa, Bastora, Bardez, North Goa, Goa			
2	Name: Shraddha Nikhil Kamat, Age: 29, DOB: , Mobile: 8390993595, Email: , Occupation: Service , Marital status : Married , Address: 403507, A 102 , A 102 , Parrikar Retreat, Mapusa, Bardez, North Goa, Goa			



Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2021-BRZ-433

Document Serial No:-2021-BRZ-433

Book :- 1 Document

Registration Number :- **BRZ-1-432-2021**

Date : 01-Feb-2021

ef 01/02/2021

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



**SUB-REGISTRAR
BARDEZ**

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

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Date of Receipt: 01-Feb-2021

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

Received the following amounts from **Ralph Francis Mascarenhas POA Holder Of Varun Nagpal For Realcon Residency LLP** for Registration of above Document in Book-1 for the year 2021

Registration Fee	875000	E-Challan	• Challan Number : 202100085140 • CIN Number : CPAAPDBZ5	875000
Processing Fee	1260	E-Challan	• Challan Number : 202100085140 • CIN Number : CPAAPDBZ5	1500
Total Paid	876500 (Rupees Eight Lakh Seventy Six Thousands Five Hundred only)			

Probable date of issue of Registered Document: / /

01/02/2021
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Ramnath Naik

[Signature]

01/02/2021

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 **01-Feb-2021**

[Signature]
Signature of the Presenter

Signature of the person receiving the Document

01/02/2021
Signature of the Sub-Registrar