



**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Tiswadi**



On no. 1794
Reg no. 1705
37258

STAMP DUTY CERTIFICATE

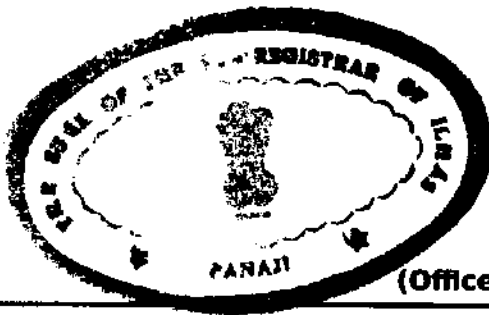
ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 3100000/-

(Rupees Thirty One Lakhs only)

**PAID VIDE E-RECEIPT NO 202300445878 DATED :08-Jun-2023,
IN THE GOVERNMENT TREASURY.**

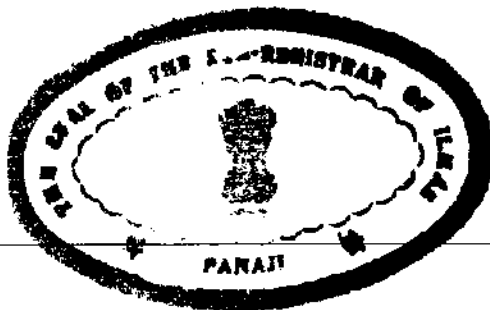


Appawater
19/6/2023
Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300037258
DOCUMENT SERIAL NUMBER	:	2023-PNJ-1794
DATE OF PRESENTATION	:	19-Jun-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-1705-2023
DATE OF REGISTRATION	:	19-Jun-2023
NAME OF PRESENTER	:	B K Satish
REGISTRATION FEES PAID	:	₹500/-
PROCESSING FEES PAID	:	₹2800/-
MUTATION FEES PAID	:	₹15000/-





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202300445878

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 08/06/2023 15:32:07

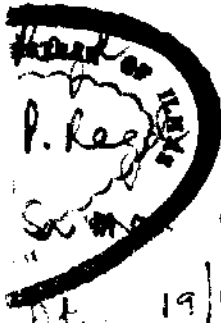
Name and Address of Party : BK | 9552521328
B 6 7 Chamunda Residency Mitra Bazar Near Corporation Bank
Caranzalem Tiswadi Goa

Service: Stamp Duty

	Amount
Stamp Duty	₹ 3100000.00
Total Amount :	₹ 3,100,000.00
(Rs. Thirty One Lakh Only)	

Department Data: 202300037258 NOTARY|202300037258 NOTARY

Bank ref No: CKX1336964
Status: Success
Payment Date: 08/06/2023 15:46:01
Payment Gateway: SBLMOPS



372 SE.
2023 - PNJ - 1794
19/06/2023

Print Date: 08/06/2023 17:25:30

DEED OF SALE

1794 - pnj - 2023
19/06/23

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THIS DEED OF SALE is executed at Panaji-Goa on this 12th day of the month of June, in the year Two Thousand and Twenty-Three.

B E T W E E N

(1) **MRS. VINITA BRAGANCA ALIAS VINITA BRAGANCA**, daughter of Late Shri. Kevin Francis Dlima and wife of Mr. Francisco Tomas Fortunato De Braganca alias Fortunato Tomas Braganca, age 61 years, married, Housewife, Indian National, having PAN Card no. [REDACTED] and Aadhaar Card no. [REDACTED], mobile No. [REDACTED] duly represented by her attorney **MR. FRANCISCO TOMAS FORTUNATO BRAGANCA ALIAS MR. FRANCISCO TOMAS FORTUNATO DE BRAGANCA ALIAS FORTUNATO TOMAS BRAGANCA** vide Power of Attorney dated 20/01/2012 Registered before Notary & Advocate Ganesh Kubal under no. 735 dated 21/01/2012, and her husband;

(2) **MR. FRANCISCO TOMAS FORTUNATO BRAGANCA ALIAS MR. FRANCISCO TOMAS FORTUNATO DE BRAGANCA ALIAS FORTUNATO TOMAS BRAGANCA**, son of Mr. Agostinho Braganca, age 67 years, Retired Govt. Servant, Indian National, having Aadhar Card no. [REDACTED] and PAN Card no. [REDACTED], Mobile no. [REDACTED], both residents of House No. 1410, Near Football Ground, Bondir, St. Cruz, Ilhas Goa-403005.

The aforesaid parties shall hereinafter be referred to as the **"VENDORS"** to this Deed (which expression shall unless repugnant to the context mean and include their legal heirs, successors,

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assigns, legal representatives, executors and administrators) as the PARTY OF THE FIRST PART to this Deed.

A N D

(1) **M/S. GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the provisions of Indian Companies Act, 1956, and having its registered office at D.B. House, Yashodhan, Gen. A. K. Vaidya Marg, Goregaon (E), Mumbai 400 063; bearing CIN U 4500 MH 1989 PTC 154095, having PAN Card bearing No. [REDACTED] represented in its present act through it's duly appointed authorised signatory/attorney **SHRI. B.K. SATISH alias SATISH K. BHAT**, son of Shri. Krishna Bhat, aged 47 years, Indian National, Service, having PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED], having mobile/telephone bearing No. [REDACTED] and email bk.satish@dynamixgroup.co.in duly authorized by the Director of the Company **MS. SUNITA GOENKA**, daughter of Late Mr. K. M. Goenka, aged 60 years, holder of Pan Card No. [REDACTED], authorized as such by a Power of Attorney dated 29/07/2021 and resolution of the Board of Directors passed at meeting held on 01/07/2021, duly executed before Jt. Sub Registrar, Mumbai, under no. 9458 by the Company through it's Directors, true copy whereof is annexed and relied in the present act.

(2) **MR. LAXMIKANT VASUDEV SINARI**, age 79 years, son of late Mr. Vasudeva Morto Porobo Sinari, widower, businessman, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED]

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██████████, resident of House No. C-2, 86, Patto, Ribander, Ribandar S. O, North Goa - 403006, Email ID: siddesh.sinari@gmail.com, Mobile no. ██████████; and his son,

(3) **MR. VASUDEV LAXMIKANT SINARI**, age 44 years, son of Mr. Laxmikant Vasudev Sinari, married, service, Indian National, holder of PAN Card No. ██████████, Aadhar Card No. ██████████, Email Id: siddesh.sinari@gmail.com, Mobile No. ██████████ and his wife,

(4) **MRS. NIKETA VASUDEV SINARI**, age 39 years, daughter of Mr. Ravindranata Janardan Thaly, married, housewife, Indian National, holder of PAN Card No. ██████████ Aadhar Card No. ██████████ ██████████ both residents of House No. C-2, 86, Patto, Ribander, Ribandar S. O, North Goa - 403006, Email Id: sidnik01@gmail.com, Mobile No. ██████████

Mr. Laxmikant Vasudev Sinari, Mr. Vasudev Laxmikant Sinari and Mrs. Niketa Vasudev Sinari (Party No. 2 to 4) jointly and severally represented herein by their lawful attorney **MR. PARESH LAXMIKANT SINARI**, age 42 years, son of Mr. Laxmikant Vasudev Sinari, married, service, Indian National, holder of PAN Card No. ██████████ and Aadhaar Card No. ██████████ residents of House No. C-2, 86, Patto, Ribander, Ribandar, North Goa - 403006, do hereby nominate, constitute, make and appoint to be true and Lawful Attorney executed before Advocate and Notary Indira S.S, under Book 1 page 32, Regd. No. 313 dated 30/01/2023.

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S. Sinari

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Sinari



- (5) **MR. PARESH LAXMIKANT SINARI**, age 42 years, son of Mr. Laxmikant Vasudev Sinari, married, business, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID: [REDACTED]@gmail.com, Mobile no. [REDACTED], and his wife;
- (6) **MRS. SIDDHI PARESH SINARI**, age 38 years, daughter of Ranu Kamat Ghanekar, married, housewife, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], both residents of House No. C-2, 86, Patto, Ribander, Ribandar S. O, North Goa - 403006, Email ID: paresh8338@gmail.com, Mobile no. [REDACTED],
- (7) **MR. SURESH VASUDEV SINARI**, age 71 years, son of Mr. Vasudev Morto Sinari, married, business, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID: sinarismusic@gmail.com, Mobile no. [REDACTED]; and his wife,
- (8) **MRS. SHOBHA SURESH SINARI**, age 64 years, daughter of Late Shri. [REDACTED] Muralidhar Deshpande, married, housewife, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID: shobhasinari@gmail.com, Mobile no. [REDACTED], both residents of Flat No. F/9, Block 4 Pai Bhavan, Tonsa, Caranzalem, North Goa - 403002. The parties at Serial no. 1 **TO 8** are hereinafter collectively referred to as the **"PURCHASERS"** (which expression unless it be repugnant to the context and meaning thereof shall be mean to include their legal heirs, representatives,

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successors, administrators and assigns) as PARTY OF THE SECOND PART to this Deed.

A N D

- (1) **MR. JERONIMO AGOSTINHO D CUNHA alias JEROME D'CUNHA alias JERONIMO D'CUNHA**, son of Mr. Paulo Mariano Da Cunha, aged 52 years, married, Businessman, Indian National, holder PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Email ID: jeromedcunha2@gmail.com, Mobile no. [REDACTED], residents of House No. 1008, behind St. Cruz High School, 1st Bairo, St. Cruz, Tiswadi-Goa;
- (2) **MS. MATILDA MILAGRINA JOSPFINA DO REGO alias MATILDA MILAGRINA JOSPFINA FINIANA DO REGO alias MATILDA MILAGRINA JOSEPHINE FERMINA REGO alias MATILDA MILAGRINA CEZARIANA FINIANA JOSEFINA DO REGO**, daughter of Late Gregorio Gaspar Do Rego, aged 64 years, spinster, [REDACTED], Indian National, Aadhaar Card No. [REDACTED], resident of House No. 1059, Permeiro Bairo, Santa Cruz, Ilhas-Goa, F403005.
- (3) **MR. VIJAS KANTILAL PARMAR**, son of Late Shri. Kantilal Parmar, aged 57 years, married, Businessman, Indian National, having Aadhar Card no. [REDACTED] PAN Card no. [REDACTED], Mobile No. [REDACTED] and his wife;

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[Handwritten signature: J. Cunha]

[Handwritten signature: S. Cruz]

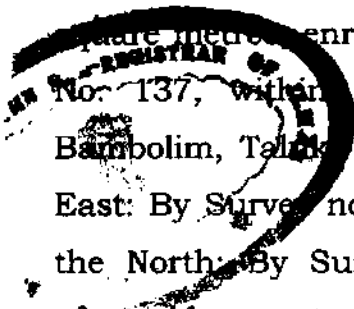
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(4) **SMT. HARSHA VILAS PARMAR**, wife of Mr. Vilas Parmar and daughter of Shri. Suresh Banker, aged 56 years, married, Business, Indian National, having Aadhar Card no. [REDACTED] and PAN Card no. [REDACTED], Mobile no. [REDACTED], both residents of Flat no. 6, 6th Floor, House No. 2418, East Street, Near State Bank of India, Pune City, Pune, 411001,

The aforesaid parties shall hereinafter collectively referred to as the **"CONFIRMING PARTIES"** (which expression unless it be repugnant to the context and meaning thereof shall mean to include their legal heirs, representatives, successors, administrators and assigns) as PARTY OF THE THIRD PART to this Deed.

AND WHEREAS there exists a property consisting of coconut grove known as **"METADADE ULTIMA ADICAO DE POSREM BHAT"** situated at Bambolim, Tiswadi Taluka, within the jurisdiction of Village Panchayat of Curca, Bambolim/Talaulim, North Goa District, State of Goa, which is described in the Land Registration Records of Ilhas, Panaji under No.6006, folio 72 overleaf of the Book B 16 (new), surveyed under No.101/3 of Village Bambolim admeasuring 5775 square metres, enrolled in the Taluka Revenue records under Matriza No. 137, within the limits of the Village Panchayat of Curca Bambolim, Taluka Tiswadi, Goa, and the same is bounded On the East: By Survey no. 101/4, On the West: By Survey no. 101/1, On the North: By Survey no. 101/2, On the South: By drain. This aforesaid property shall hereinafter be referred to as **"SAID LARGER PROPERTY"** and is more particularly described in **"SCHEDULE-I"** hereunder written.



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AND WHEREAS vide Deed of Sale with Discharges dated 25/05/1959 the original owners of the 9/10th of half of the fourth parcel of the SAID LARGER PROPERTY enrolled in the Taluka Revenue Office under Matriz No.137, consisting of Palmar with its annexes and other belongings, situated in the village of Bambolim, Tiswadi, Goa, sold their 9/10th share to Mr. Gregorio Gaspar do Rego.

AND WHEREAS pursuant to the above Deed of Sale dated 25/5/1959, the 9/10th share, subject matter of the said Deed of Sale, i.e. the SAID LARGER PROPERTY has been independently described under Description No.6006 in the Land Registration Office of Ilhas and is inscribed in favour of Gregorio Gaspar Rego under Inscription No.24261 at Pages 193 of Book G 37.

AND WHEREAS vide Deed of Declaration and Succession dated 28/4/1995 drawn up in the office of Notary Public ex-Officio of the Judicial Division of Ilhas, it has been declared that Gregorio Gaspar Do Rego and his wife Maria Mafalda de Souza e Rego expired on 12/5/1978 and 12/5/1993 respectively leaving behind as their sole and universal heirs their only daughter, Ms. Matilda Milagrina Jospfina Finiana do Rego, who is a spinster and CONFIRMING PARTY NO. 2.

AND WHEREAS the name of the said Mrs. Matilda Milagrina Jospfina Finiana do Rego is duly recorded as the sole occupant in the Record of Rights in Form I and XIV pertaining to the SAID LARGER

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PROPERTY. The said Ms. Matilda Milagrina Jospfina Finiana do Rego was therefore the sole owner of the SAID LARGER PROPERTY.

AND WHEREAS in the Other Rights column of the Record of Rights in Form I & XIV pertaining to the SAID LARGER PROPERTY, the name of Mr. Oswaldo Urbano Jose Antonio Gabriel D'Souza, has been wrongly recorded as Caretaker, whose application for Declaration of Tenancy and Purchase has been dismissed vide Judgement and Order dated 19/9/2001 passed in Case No. TNC/JM-I/Bambolim/50/97 by the Court of the Joint Mamlatdar of Tiswadi, Panaji. Consequently, Appeal filed against the same Order dated 19/9/2001 has also been dismissed by the Deputy Collector vide Judgement and Order dated 16/3/2006 passed in Case No. TNC/DYCL/APPL/31/2001. By an Application dated 03/05/2007 Oswaldo D'souza had withdrawn Tenancy Revision Application bearing Case No. TNC/REV/24/2006 filed before the Administrative Tribunal of Goa against the Order dated 16/3/2006 passed by the Deputy Collector.

AND WHEREAS the said Ms. Matilda Milagrina Jospfina Finiana Do Rego filed a Regular Civil Suit No.90/2006/C along with an application for temporary injunction against the said Mr. Oswaldo Urbano Jose Antonio Gabriel D'Souza to prevent the said Mr. Oswaldo Urbano Jose Antonio Gabriel D'Souza from trespassing into the SAID LARGER PROPERTY and interfering with her possession thereof. Vide Judgement and Order dated 28/12/2006 the Hon'ble Civil judge Junior Division was pleased to allow the application for temporary injunction and restrain the said Mr. Oswaldo Urbano Jose

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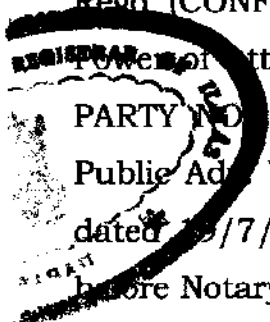


Antonio Gabriel D'Souza from trespassing into the SAID LARGER PROPERTY and interfering with the possession of Ms. Matilda Milagrina Jospfina Finiana Do Rego. The said matter came to be dismissed for no appearance/ non prosecution vide Order dated 16/5/2009.

AND WHEREAS the said Ms. Matilda Milagrina Jospfina Finiana Do Rego entered into an unregistered Agreement for Sale dated 7/3/1999 with Mr. Francisco Tomas Fortunate Braganca i.e. the VENDOR NO. 2 for sale of the SAID LARGER PROPERTY.

AND WHEREAS the said Ms. Matilda Milagrina Jospfina Do Rego (CONFIRMING PARTY NO. 2) entered into Agreement for Sale dated 22/04/2006 with Mr. Jerome D'Cunha (CONFIRMING PARTY NO. 1) for sale of the SAID LARGER PROPERTY. The said Agreement for Sale was duly executed before Notary Public Adv. Wilfred A. F. Boadita under Registration no. 3956/2006 dated 22/4/2006.

AND WHEREAS the said Ms. Matilda Milagrina Jospfina Do Rego (CONFIRMING PARTY NO. 2) also executed Two Irrevocable Powers of Attorneys in favour of Mr. Jerome D'Cunha (CONFIRMING PARTY NO. 1), one dated 19/07/2006 duly executed before Notary Public Adv. Wilfred A. F. Boadita under Registration no. 7469/2006 dated 19/7/2006 and the second, dated 26/7/2008 duly executed before Notary Public Adv. Wilfred A. F. Boadita under Registration no. 12654/2008 dated 26/7/2008.



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AND WHEREAS the said Mr. Jerome D'Cunha (CONFIRMING PARTY NO. 1) entered into a Memorandum of Understanding dated 19/04/2007 with Mr. Vilas Kantilal Parmar (CONFIRMING PARTY NO. 3) for development of SAID LARGER PROPERTY, which Memorandum of Understanding was duly executed before Notary Public Adv. Subhash Sawant under Registration no. 134 dated 19/4/2007.

AND WHEREAS the said Ms. Matilda Milagrina Jospfina De Rego (CONFIRMING PARTY NO. 2) through her attorney holder Mr. Jerome D'Cunha (CONFIRMING PARTY NO. 1) sold the SAID LARGER PROPERTY to Mrs. Harsha Vilas Parmar (CONFIRMING PARTY NO. 4), to which Deed Mr. Vilas Kantilal Parmar (CONFIRMING PARTY NO. 3) was the Confirming Party vide Deed of Sale dated 27/5/2014, duly executed before the Sub Registrar of Ilhas and registered in Book-1 document, Registration no. PNJ-BK1-01335-2014, CD Number PNJD30 on 17/06/2014.

AND WHEREAS the said Ms. Matilda Milagrina Jospfina Do Rego (CONFIRMING PARTY NO. 2) once again sold the SAID LARGER PROPERTY to Mrs. Vinita Braganca (VENDOR NO. 1) vide Deed of Sale dated 10/11/2011 duly executed before the Sub Registrar of Ilhas and registered in Book-1 document, Registration no. PNJ-BK1-02982-2011, CD Number PNJD11 on 10/11/2011.

AND WHEREAS on account multiple Agreements and Sales Deeds executed between the parties with respect to the same SAID LARGER PROPERTY, there arose disputes in respect of the same and



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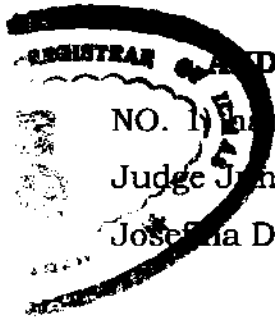
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multiple Civil Suits as well as Criminal proceedings came to be filed by and between the parties.

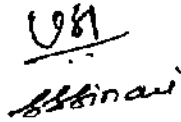



AND WHEREAS the said Mr. Jerome D'Cunha (CONFIRMING PARTY NO.1) had filed a private criminal complaint before Judicial Magistrate First Class at Panaji having case No. IPC/129/12/D under Section 190(A) of C.R.P.C. r/w Sec. 193 and 465 of IPC against Ms. Matilda Milagrina Josefina De Rego (CONFIRMING PARTY NO. 2) and Mr. Francisco Tomas Fortunto Braganza (VENDOR NO. 2).






AND WHEREAS the said Mr. Jerome D'Cunha (CONFIRMING PARTY NO.1) had filed Regular Civil Suit no. 91/2012/D before the Civil Judge Junior Division at Panaji-Goa, against Ms. Matilda Milagrina Josefina Do Rego (CONFIRMING PARTY NO. 2), Mrs. Vinita Braganza (VENDOR NO. 1) and Mr. Francisco Tomas Fortunto Braganza (VENDOR NO. 2).



AND WHEREAS the said Mrs. Vinita Braganza (VENDOR NO. 1) had filed Regular Civil Suit no. 41/2014/E before the Civil Judge Junior Division at Panaji-Goa, against Ms. Matilda Milagrina Josefina Do Rego (CONFIRMING PARTY NO. 2).

AND WHEREAS there was also a Civil Miscellaneous Application no.41/2016/D in Regular Civil Suit No. 91/2012/D before the Civil Judge Junior Division at Panaji-Goa, filed by Mrs. Vinita Braganza (VENDOR NO. 1) against Mr. Jerome D'Cunha (CONFIRMING PARTY NO. 1), Mr. Vilas Kantilal Parmar (CONFIRMING PARTY NO. 3) and Mrs. Harsha Vilas Parmar (CONFIRMING PARTY NO. 4).



AND WHEREAS the said Mrs. Vinita Braganca (VENDOR NO. 1) and Mr. Francisco Tomas Fortunato Braganca had filed Regular Civil Suit No. 66/2018/D before the Civil Judge Senior Division at Panaji against Ms. Matilda Milagrina Jospfina Do Rego (CONFIRMING PARTY NO. 2), Vilas Kantilal Parmar (CONFIRMING PARTY NO. 3) and Mrs. Harsha Vilas Parmar (CONFIRMING PARTY NO. 4) for perpetual and mandatory injunction under Section 38 and 39 of the Specific Relief Act, 1963, with respect of the SAID LARGER PROPERTY.

AND WHEREAS now therefore, the VENDORS and the CONFIRMING PARTIES have come together and have taken a decision to settle all disputes amongst themselves by offering the SAID LARGER PROPERTY for sale to the prospective Purchasers and to distribute the consideration amongst themselves in the manner as stated herein below. The VENDORS and the CONFIRMING PARTIES agree and undertake to transfer all their right, title and interest in the SAID LARGER PROPERTY to the PURCHASERS so that the PURCHASERS get a clear title to the SAID LARGER PROPERTY and are able to enjoy the same without any reference to the parties herein.

WHEREAS in furtherance thereof the parties have come together and executed and entered into an Agreement for Sale dated 03/02/2023 bearing Registration no. PNJ-1-330-2023 of Book 1 Document dated 09/02/2023, which Agreement to Sell shall for all

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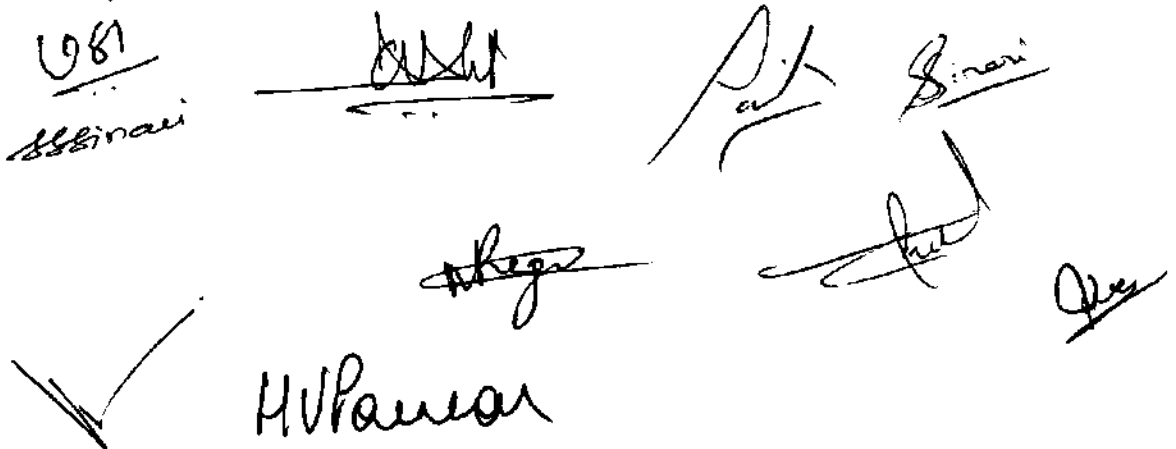
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purposes shall be read into and form part and parcel of the present deed.

AND WHEREAS after execution of the Agreement for sale dated 03/02/2023, the parties more particularly VENDORS and CONFIRMING PARTIES to the Agreement for Sale dated 03/02/2023 have filed Consent Terms dated 8/3/2023 before the Civil Judge Junior Division at Panaji in Regular Civil Suit No. 91/2012/D, which Consent Terms have been duly accepted by the Ld. Judge and the Suit has been decree in terms thereof on 8/3/2023. Vide the said Consent Terms dated the parties thereto have withdrawn all cases/suits namely Regular Civil Suit no. 41/2014/E, Civil Miscellaneous Application no.41/2016/D in Regular Civil Suit No. 91/2012/D, Regular Civil Suit no. 66/2018/D, and IPC no. 129/2012/D Order dated 8/3/2023 pending by and between the parties before the Civil/Criminal Courts in Panaji. In terms of the Consent Terms dated 8/3/2023 the Sale Deed dated 10/11/2011 duly executed before the Sub Registrar of Ilhas and in Book-1 document, Registration no. PNJ-BK1-02987-2011, CD Number PNJD11 on 10/11/2011 executed by the CONFIRMING PARTY NO. 3 in favour of the VENDOR NO. 1 is deemed to be for the benefit of the VENDOR NO. 1 and her husband (VENDOR NO. 2) jointly in ratio of 50% each declared valid and a legal Sale Deed thereby confirming legal transfer of right, title and interest in favour of the VENDORS. All other Agreements, Sale Deeds, Memorandum of Understanding, etc. including Agreement for Sale dated 7/3/1999, Agreement for Sale dated 22/04/2006, Memorandum of Understanding dated 19/04/2007 and more specifically Sale Deed dated 27/5/2014, duly executed before the Sub Registrar of Ilhas


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and registered in Book-1 document, Registration no. PNJ-BK1-01335-2014, CD Number PNJD30 on 17/06/2014 executed in favour CONFIRMING PARTY NO. 3 and 4 is declared null and void and cancelled for all purposes(*The Consent Terms dated 8/3/2023, order dated 8/3/2023, shall form part and parcel of the present deed as ANNEXURE-A).*

AND WHEREAS in furtherance of the Agreement for Sale dated 03/02/2023 and the Consent Terms dated 8/3/2023 and order dated 8/3/2023 the parties have now come together to execute the present Deed of Sale with respect to the **SAID LARGER PROPERTY** from the VENDORS.

AND WHEREAS in furtherance thereof the parties to the present Deed have joined together to execute and enter into a Deed of Sale with respect to the SAID LARGER PROPERTY.

AND WHEREAS in respect of the PURCHASERS being Mr. Laxmikant Vasudev Porobo Sinari, Mr. Vasudev Laxmikant Sinari, Smt. Niketa Vasudev Sinari, Shri. Paresh Laxmikant Sinari, Smt. Siddhi Paresh Sinari, Mr. Suresh Vasudeva Porobo Sinari, Smt. Shoba Suresh Sinari, and M/S. Goan Real Estate and Construction Ltd. represented by Shri. B. K. Satish have filed Consent Terms dated 24/5/2023 in Regular Civil Suit No. 151/2010/D before the Civil Judge Junior Division at Panaji, to end their dispute in the said suit. In terms of the said Consent Terms dated 24/5/2023, the PURCHASER NO. 1 and the PURCHASERS NO. 2, 3, 4, 5, 6, 7 and 8 have resolved to jointly purchase the SAID LARGER PROPERTY entirely at the cost of the PURCHASER NO. 1 and have further

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resolved to allot property admeasuring an area of **1909 Sq. mtrs.** to the PURCHASERS NO. 2, 3, 4, 5, 6, 7 and 8 and the balance area of **3866 sq. mtrs.** is to be retained by the PURCHASER NO. 1. Further, the PURCHASER NO. 1 has agreed to transfer an area of **91 sq. mtrs.** from part of the property bearing survey no. 101/1 of village Bambolim which is owned by the PURCHASER NO. 1 in favour of the PURCHASER NOs. 2, 3, 4, 5, 6, 7 and 8 jointly by way of a separate Deed of Sale. Accordingly, the PURCHASER NO. 2, 3, 4, 5, 6, 7 and 8 are jointly allotted/transferred 2000 sq. mtrs. in terms of Consent Terms dated 24th May 2023.

AND WHEREAS the property admeasuring an area of **1909 Sq. mtrs.** which is allotted to the PURCHASERS NO. 2, 3, 4, 5, 6, 7 and 8 is hereinafter referred to as the **"SAID PLOT-A"** which is more particularly described in **"SCHEDULE-II"** and marked in **red** colour boundary lines in the plan annexed hereto.

AND WHEREAS the balance area of **3866 sq. mtrs.** which is retained by the PURCHASER NO. 1 and is hereinafter referred to as the **"SAID PLOT-B"** which is more particularly described in **"SCHEDULE-III"** and marked in **green** colour boundary lines in the plan annexed hereto.

AND WHEREAS the PURCHASER NO. 1 and PURCHASERS NOs. 2, 3, 4, 5, 6, 7 and 8 have therefore requested the VENDORS to enter into and execute the Deed of Sale to transfer/ sell/ convey the SAID LARGER PROPERTY admeasuring an area of 5775 Sq. mtrs. in favour of the PURCHASERS jointly who shall hold the same in terms

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of their defined share as described in SCHEDULE-II and SCHEDULE-III.

AND WHEREAS the entire consideration amount is paid by the PURCHASER NO. 1 to the VENDORS and the CONFIRMING PARTIES. The PURCHASER NO. 2, 3, 4, 5, 6, 7 and 8 are not liable to make payment towards consideration money to any party including the PURCHASER NO. 1.

AND WHEREAS the SAID LARGER PROPERTY is valued at a total consideration of Rs. 10,00,00,000/- (Rupees Ten Crores Only) of which Rs. 6,00,00,000/- (Rupees Six Crores Only) is paid at the time of execution of the Agreement for Sale dated 3/2/2023 and the balance amount of Rs. 4,00,00,000/- (Rupees Four Crores Only) is paid at the time of execution of the Deed of Sale which shall be dispersed among all parties in the following manner:-

SR. NO.	PARTICULARS	AGREEMENT FOR SALE	DEED OF SALE
1.	Ms. Matilida Milagrina Jospfina Do Rego (CONFIRMING PARTY NO. 2).	Rs.24,00,000/- (Rupees Twenty-Four Lakhs Only).	Rs.24,00,000/- (Rupees Twenty-Four Lakhs Only).
2.	Mrs. Vinita Braganca (VENDOR NO. 1) and	Rs.2,26,00,000/- (Rupees Two	Rs.76,00,000/- (Rupees Seventy-

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	Mr. Francisco Tomas Fortunato Braganca (VENDOR NO. 2).	Creore Twenty-Six Lakhs Only).	SixLakhs only).
3.	Mr. Vilas Kantilal Parmar (CONFIRMING PARTY NO. 3)	Rs.2,00,00,000/- (Rupees Two Crores Only).	Rs.1,00,00,000/- (Rupees One Crore Only).
4.	Mrs. Harsha Vilas Parmar (CONFIRMING PARTY NO. 4).	Rs.50,00,000/- (Rupees Fifty Lakhs Only).	Rs.50,00,000/- (Rupees Fifty Lakhs Only).
5.	Mr. Jeronimo Agostinho D'Cunha (CONFIRMING PARTY NO. 1).	Rs.1,00,00,000/- (Rupees One Crores Only).	Rs.1,50,00,000/- (Rupees One Crores Fifty Lakhs Only).

AND WHEREAS the aforesaid payments have been made to the Vendor and the confirming parties after deducting applicable TDS as follows:



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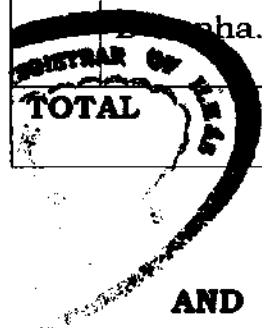
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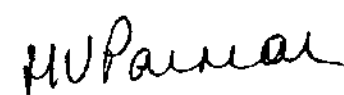
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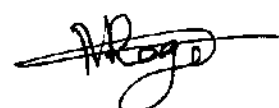
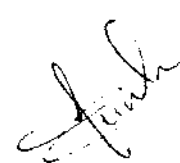




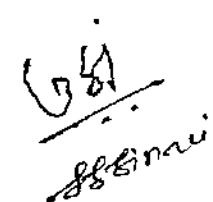
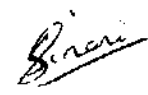
SR. NO.	PARTICULARS	DEED OF SALE	1% TDS	AMOUNT PAID
1.	Ms. Matilda Milagrina Jospfina Do Rego.	Rs.24,00,000/-	NIL	Rs.24,00,000/-
2.	Mrs. Vinita Braganca	Rs.76,00,000/-	76,000/-	Rs.75,24,000/-
3.	Mr. Francisco Tomas Fortunto Braganza.			
4.	Mr. Vilas Kantilal Parmar.	Rs.1,00,00,000/-	1,00,000/-	Rs.99,00,000/-
5.	Mrs. Harsha Vilas Parmar.	Rs.50,00,000/-	50,000/-	Rs. 49,50,000/-
6.	Mr. Jeronimo Agostinho Braganza.	Rs.1,50,00,000/-	1,50,000/-	Rs.1,48,50,000/-
TOTAL		Rs.4,00,00,000/-	3,76,000/-	Rs. 3,96,24,000/-



AND WHEREAS the VENDORS, the PURCHASERS and the CONFIRMING PARTIES have accepted the same and the PURCHASERS have approached the VENDORS herein and have requested to sell the SAID LARGER PROPERTY and which SAID






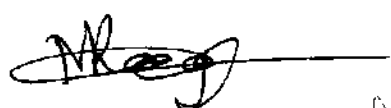
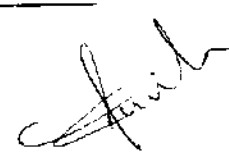

LARGER PROPERTY is more particularly described in SCHEDULE-I hereunder mentioned for a consideration **amount of Rs. 10,00,00,000/- (Rupees Ten Crores Only) which is fair market value.**


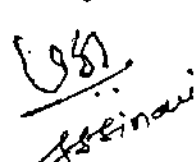

AND WHEREAS the VENDORS have acceded to this request and are ready and willing to sell the SAID LARGER PROPERTY and which SAID LARGER PROPERTY is more particularly described in SCHEDULE-I hereunder mentioned free from all encumbrances, demands, charges, claims, etc. and on the terms and conditions hereinafter set forth.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. In pursuance of the present Deed of Sale, the VENDORS along with the CONFIRMING PARTIES hereby sell, transfer, release, convey, assign and assure UNTO and the use of the SAID LARGER PROPERTY admeasuring an area of 5775 sq. mtrs. which SAID LARGER PROPERTY is more particularly described in **SCHEDULE-I** hereunder mentioned of which **SAID PLOT-A** more particularly described in **SCHEDULE-II** hereunder written is jointly allotted to the PURCHASERS NOS. 2, 3, 4, 5, 6, 7, and 8 and delineated in **red** colour in the plan annexed hereto, and the **SAID PLOT-B** more particularly described in SCHEDULE-III hereunder written and is allotted to the PURCHASER NO. 1 and delineated in **green** colour in the plan annexed hereto, which plans shall form integral part of the present Deed of Sale, TOGETHER WITH all its benefits and advantages, fences, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements and

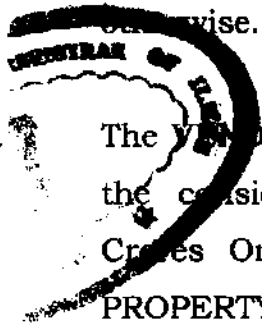






appurtenances whatsoever to the SAID LARGER PROPERTY and hereditaments or any part thereof belonging to or in any ways appertaining to or any time hereto force usually used, had, occupied or enjoyed therewith and of every part thereof, AND ALL THE ESTATE, rights, title, interest, claims and demands whatsoever at law and in equity of the VENDORS along with the CONFIRMING PARTIES and to the SAID LARGER PROPERTY AND VENDORS along with the CONFIRMING PARTIES do and doth hereby covenant that they have in themselves good right, title and absolute power to grant, release and convey the SAID LARGER PROPERTY unto the PURCHASERS and it shall be lawful for the PURCHASERS from time to time and all times hereafter, peaceably and quietly to hold, possess and enjoy the SAID LARGER PROPERTY.

2. The VENDORS along with the CONFIRMING PARTIES have made out a marketable title to the SAID LARGER PROPERTY free from encumbrances, doubts and claims and clear all defects in the title, encumbrances and claims by way of sale, exchange, mortgage, gift, trust, inheritance, possession, lease, lien, easement or otherwise.

3. The VENDORS and the CONFIRMING PARTIES hereby agree that the consideration amount of Rs. 10,00,00,000/- (Rupees Ten Crores Only) is the fair market value of the SAID LARGER PROPERTY of which an amount of Rs. 6,00,00,000/- (Rupees Six Crores Only) is paid at the time of Agreement for Sale dated 3/2/2023 and Rs. 4,00,00,000/- (Rupees Four Crores Only) is



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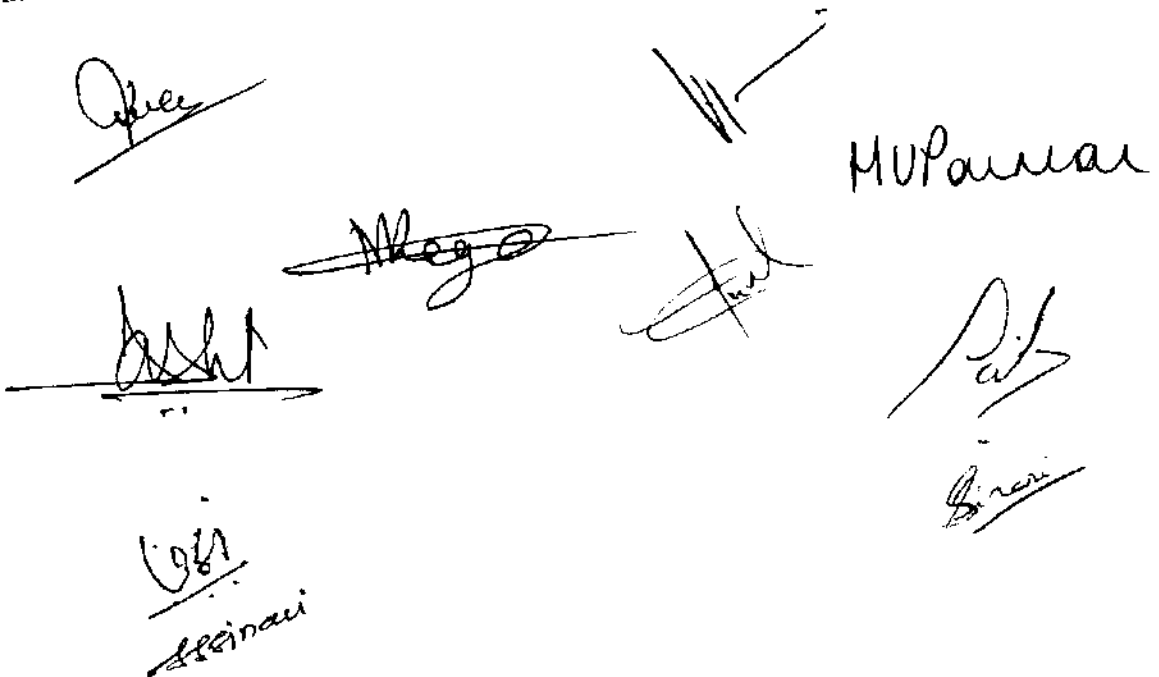
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paid at the time of execution of the present Deed of Sale by the PURCHASER NO. 1 to the VENDORS and the CONFIRMING PARTIES, the CONFIRMING PARTIES and the VENDORS do hereby admit, acknowledge the receipt of the same and discharge the PURCHASER NO. 1 to that effect.

4. That the balance consideration amount of Rs. 4,00,00,000/- (Rupees Four Crores Only) is paid by the PURCHASER NO. 1 to the VENDORS and the CONFIRMING PARTIES in the following manner:

SR. NO.	PARTICULARS	DEED OF SALE	1% TDS	AMOUNT PAID
1.	Ms. Matilda Milagrina Jospfina Do Rego.	Rs.24,00,000/-	NIL	Rs.24,00,000/-
2.	Mrs. Vinita Braganca	Rs.76,00,000/-	76,000/-	Rs.75,24,000/-
3.	Mr. Francisco Tomas Fortunato Braganca.			



 The table is surrounded by several handwritten signatures and stamps. A large circular stamp is partially visible over the second row. Below the table, there are several handwritten signatures: one on the left, one in the center, one on the right, and one at the bottom center. The signature 'MUPanna' is written on the right side.



4.	Mr. Vilas Kantilal Parmar.	Rs.1,00,00,000/-	1,00,000/-	Rs.99,00,000/-
5.	Mrs. Harsha Vilas Parmar.	Rs.50,00,000/-	50,000/-	Rs. 49,50,000/-
6.	Mr. Jeronimo Agostinho D'Cunha	Rs.1,50,00,000/-	1,50,000/-	Rs.1,48,50,000/-
TOTAL		Rs. 4,00,00,000	3,76,000/-	Rs. 3,96,24,000/-

5. That stamp duty is payable on Rs.10,00,00,000/- (Rupees Ten Crores Only) on the market value which works out to Rs. 60,00,000/- (Rupees Sixty Lakhs Only). Out of the said amount an amount of Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only) was paid on the said Agreement for Sale dated 3/2/2023 pursuant to which the present Deed of Sale is being executed and therefore, the balance stamp duty of Rs. 31,00,000/- (Rupees Thirty One Lakhs Only) is being paid hereon via E-challan number 202300445878 dated 08-06-2023 which has been paid by the

PURCHASER NO. 1.

6. The deduction of the Income Tax TDS at source, at the rate of 1% amounting to Rs.10,00,000/- (Rupees Ten Lakh Only) is made and therefore, the actual amount paid in the hands of the VENDORS and the CONFIRMING PARTIES by the PURCHASER NO. 1 is Rs. 3,76,000/- (Rupees Three Lakhs Seventy Six Thousand Only). The challan regarding the TDS payment is filed with the Sub Registrar along with the present Deed.

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7. The VENDOR and the CONFIRMING PARTY has today put the PURCHASERS in peaceful and vacant possession of the SAID LARGER PROPERTY to be held peacefully by the PURCHASERS without any harm and hindrance from any person whatsoever.

8. The VENDORS and the CONFIRMING PARTIES do hereby declare, confirm, represent and warrant as under:

a. That the VENDORS and the CONFIRMING PARTIES shall pay and discharge in full all the dues and liabilities in respect of the SAID LARGER PROPERTY including the outgoing, taxes, rates, maintenance charges, etc. payable to all concerned bodies and other Government, Semi-Government authorities upto the date hereof and shall pay all the dues till the completion of sale;

b. That the VENDORS and the CONFIRMING PARTIES are absolute owners and beneficiaries of the SAID LARGER PROPERTY and are absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the SAID LARGER PROPERTY and except the VENDORS and the CONFIRMING PARTIES no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the SAID LARGER PROPERTY.



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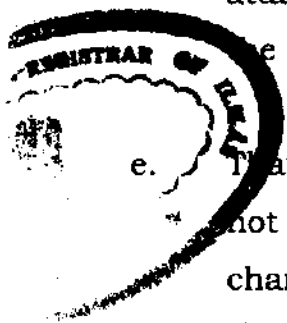
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- c. That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the VENDORS and the CONFIRMING PARTIES or any person or persons lawfully and equitably claiming by, from through or in trust for the VENDORS and the CONFIRMING PARTIES the VENDORS and the CONFIRMING PARTIES have full power and absolute authority to own right to sell/transfer the SAID LARGER PROPERTY and to relinquish and transfer all their right, title and interest therein in favour of the PURCHASERS;

- d. That neither the VENDORS and the CONFIRMING PARTIES nor any one on their behalf have committed or omitted any act, deed, matter or thing whereby their rights thereto including the right of peaceful use, occupation, ownership and enjoyment of the SAID LARGER PROPERTY and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby their right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the competent court or otherwise;



e. That the VENDORS and the CONFIRMING PARTIES have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the SAID LARGER PROPERTY and no other person or party have any right, title or interest, claim or

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The block contains several handwritten signatures and initials in black ink. At the top left is a signature that appears to be 'J. P. ...'. To its right is a signature 'M. P. ...'. Below these are several other signatures, including one that looks like 'A. K. ...' and another that looks like 'P. ...'. At the bottom left, there are initials 'V. S.' and the name 'S. S. ...' written below them.



demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same is free from all encumbrances and further that the VENDORS and the CONFIRMING PARTIES have not entered into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the SAID LARGER PROPERTY;

f. The VENDORS and the CONFIRMING PARTIES declare that as on date the SAID LARGER PROPERTY was subject matter of the following cases filed before various Courts at Panaji in the State of Goa:

- Regular Civil Suit no. 91/2012/D before the Civil Judge Junior Division at Panaji.
- Regular Civil Suit no. 41/2014/E before the Civil Judge Junior Division at Panaji.
- Civil Miscellaneous Application no.41/2016/D in Regular Civil Suit No. 91/2012/D before the Civil Judge Junior Division at Panaji.
- IPC/129/12/D before the Judicial Magistrate First Class at Panaji.
- Regular Civil Suit no. 66/2018/D before the Civil Judge Senior Division at Panaji.

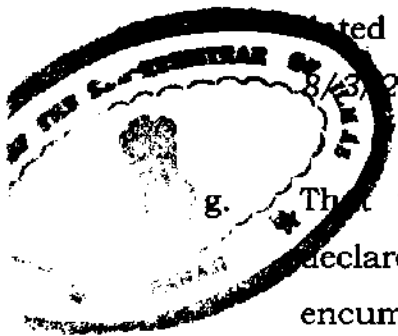


That the VENDORS and the CONFIRMING PARTIES have settled/ withdrawn and disposed of the aforesaid cases/ complaints/ cross complaints filed against each other and have obtained Judgment, Order and Consent Decree from the Civil Court Panaji - Goa dated 8/3/2023, order

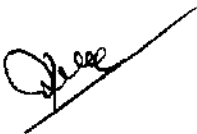




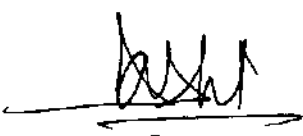

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dated 08/03/2023 declaring that the Sale Deed dated 10/11/2011 duly executed before the Sub Registrar of Ilhas and registered in Book-1 document, Registration no. PNJ-BK1-02987-2011, CD Number PNJD11 on 10/11/2011 executed by the CONFIRMING PARTY NO. 2 in favour of the VENDOR NO. 1 be deemed to be for the benefit of the VENDOR NO. 1 and her husband (VENDOR NO. 2) jointly in ratio of 50% each and the same shall be valid and a legal Sale Deed thereby confirming legal transfer of right, title and interest in favour of the VENDORS. All other Agreements, Sale Deeds, Memorandum of Understanding, etc. including Agreement for Sale dated 07/03/1999, Agreement for Sale dated 22/04/2006, Memorandum of Understanding dated 19/04/2007 and more specifically Sale Deed dated 27/5/2014, duly executed before the Sub Registrar of Ilhas and registered in Book-1 document, Registration no. PNJ-BK1-01335-2014, CD Number PNJD30 on 17/06/2014 executed in favour CONFIRMING PARTY NO. 3 and 4 is declared null and void and cancelled for all purposes. The said Judgment, Order and Decree dated 8/3/2023 and Consent term dated 8/3/2023 shall form an integral part of the present Deed.



g. That the VENDORS and the CONFIRMING PARTIES declare that the SAID LARGER PROPERTY is free from encumbrances and claims of easementary rights of any nature whatsoever and that no person or persons


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possess, claim or have any easementary rights in the SAID LARGER PROPERTY.

- h. The VENDORS and the CONFIRMING PARTIES declare that the VENDORS and the CONFIRMING PARTIES have demolished all structures existing and erected in the SAID LARGER PROPERTY at their own risk, costs and expenses.
- i. That the VENDORS and the CONFIRMING PARTIES shall file necessary Letters/ Applications before the Revenue Authorities, Village Panchayat and such other Authorities for deletion of the House number/s, if any, allotted to any structures in the SAID LARGER PROPERTY and disconnect/ discontinue/ stop any and/or all services which are presently prevailing to the structures, if any, existing in the SAID LARGER PROPERTY.
- j. That the VENDORS and the CONFIRMING PARTIES have constructed a pucca compound wall around the SAID LARGER PROPERTY.



The VENDORS and the CONFIRMING PARTIES declare that no income-tax or other public authority has issued any attachment or other prohibitory order restraining the VENDORS and the CONFIRMING PARTIES from selling or disposing of the SAID LARGER PROPERTY or

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transferring the possession of the same as contemplated hereunder.

- l. The VENDORS and the CONFIRMING PARTIES declare that the VENDORS and the CONFIRMING PARTIES have not received any notice for acquisition or requisition of the SAID LARGER PROPERTY;

- m. That the VENDORS and the CONFIRMING PARTIES herein doth hereby indemnify and keep indemnified the PURCHASERS against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said premises or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or brought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this present agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of this present, covenants and provision.

n. That the VENDORS and the CONFIRMING PARTIES shall do and execute all such further acts, deeds and things as may be necessary for giving full effect to the present Deed of Sale in favour of the PURCHASERS.



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- o. That there are no Mundkars or Tenants to the SAID LARGER PROPERTY and that the SAID LARGER PROPERTY is not subject to any attachment under any Act or Statue.

- p. The VENDORS and the CONFIRMING PARTIES hereby state and assure the PURCHASERS that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon them in respect of the SAID LARGER PROPERTY hereby sold and if any such notice is issued, received or served before the completion of sale, but after this date it shall not be the liability of the VENDORS and the CONFIRMING PARTIES though the VENDORS and the CONFIRMING PARTIES shall co-operate with the PURCHASERS to get the property regularized for development.

- q. That the VENDORS and the CONFIRMING PARTIES have not charged/ mortgaged the SAID LARGER PROPERTY to any person/s, Bank or Financial Institution;

- r. The VENDORS and the CONFIRMING PARTIES shall hand over all the original Agreements/ Deeds/ Documents and/or any other papers with respect to the SAID LARGER PROPERTY to the PURCHASERS.



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- s. That all the suits, complaints, claims, counter claims, cross claim or any dispute of whatsoever nature viz-a-viz the SAID LARGER PROPERTY shall stand resolved and closed for all purposes by and between the VENDORS and the CONFIRMING PARTIES and that the VENDORS and the CONFIRMING PARTIES agree, assure and pledge that they shall not file any further claim/ petition/ suit/ application/ appeal, etc. against each other or the PURCHASERS in respect of the SAID LARGER PROPERTY.

- t. The CONFIRMING PARTIES declare and confirm that they and/or their heirs, legal representatives, attorneys, authorized agents or any person/s on their behalf or through them are not entitled and will not claim any right, title and interest of whatsoever nature in the SAID LARGER PROPERTY.

- u. The CONFIRMING PARTIES declare and confirm that they are only entitled to the consideration amount which is paid to them towards damages and compensation in terms of the Agreement for Sale dated 3/2/2023 and the present Deed.



All Instruments, Deeds, Agreement inter-se executed prior to execution of the Agreement for Sale dated 3/2/2023 and the present Deed shall be deemed to be

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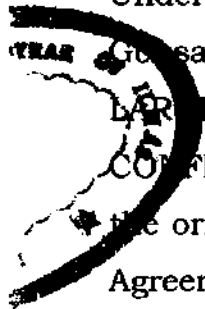
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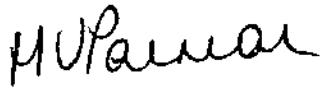
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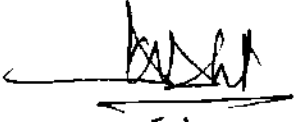

cancelled or withdrawn and if any Deed done shall be deemed to be cancelled.


- w. After the execution of the Agreement for sale dated 03/02/2023, Mr. Ladislau Gonsalves, had raised a claim vide legal notice dated 24/3/2023 against the SAID LARGER PROPERTY in pursuance of Agreement/Memorandum of Understanding dated 07-11-2011 executed between VENDORS and the said Mr. Ladislau Gonsalves. The said Mr. Ladislau Gonsalves claimed exclusive right to sell the said property for profit. The VENDORS and the CONFIRMING PARTIES declare and confirm that the claim of the said Mr. Ladislau Gonsalves have been settled by the VENDORS by offering to pay him Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) and have executed Deed of Cancellation dated 03/06/2023 cancelling Agreement/Memorandum of Understanding dated 07/10/2011 The VENDORS and the CONFIRMING PARTIES confirm and declare that upon execution of Deed of Cancellation dated 03/06/2023 cancelling Agreement/Memorandum of Understanding dated 07/10/2011 the said Mr. Ladislau Gonsalves has no right, title and interest in the SAID LARGER PROPERTY. The VENDORS and the CONFIRMING PARTIES further confirm and declare that the original Deed of Cancellation dated 03/06/2023 and Agreement/Memorandum of Understanding dated 07/10/2011 is handed over to the PURCHASER NO. 1.

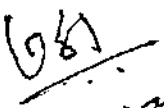
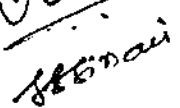






9. The VENDORS and the CONFIRMING PARTIES have handed over all the original Agreements/ Deeds/ Documents and/or any other papers with respect to the SAID LARGER PROPERTY including Deed of Cancellation dated 03/06/2023 and Agreement/Memorandum of Understanding dated 07/10/2011 to the PURCHASER NO. 1. The VENDORS and the CONFIRMING PARTIES further expressly declare that they have not retained any original Agreements/ Deeds/ Documents and/or any other papers with respect to the SAID LARGER PROPERTY with themselves.
10. It is agreed from the date of the Agreement for Sale dated 3/2/2023 and the present Deed, the PURCHASERS shall pay and discharge all future taxes and outgoings including municipal tax and all other charges, rates, cesses etc. that may be levied by any Semi Public and/or Public Body or Authorities in respect of the SAID LARGER PROPERTY and the construction on it, and which would be payable by the PURCHASERS.
11. The parties hereby agree that due to an inadvertent mistake the Regular Civil Suit no.91/2014/E and Contempt Petition no.41/2016/D is wrongly mentioned in the Agreement for Sale dated 03/02/2023. Vide the present Deed of Sale, the VENDORS, PURCHASERS and CONFIRMING PARTIES do hereby expressly convey their free consent and further agree, accept and acknowledge the same and now therefore the same shall hereinafter be read as follows:
- (a) "Regular Civil Suit No.91/2014/D" shall be read as "Regular Civil Suit No.91/2012/D before the Civil Judge Junior Division at Panaji-Goa".
- (b) "Contempt Petition no.41/2016/D" shall be read as "Civil Miscellaneous Application no.41/2016/D in Regular Civil Suit No. 91/2012/D before the Civil Judge Junior Division at Panaji-Goa".

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12. All expenses relating to the preparation, execution and registration of the present Deed of Sale in relation to the SAID LARGER PROPERTY shall be borne by the PURCHASER NO. 1 without any cost to the VENDORS, CONFIRMING PARTIES and the PURCHASERS NO. 2, 3, 4, 5, 6, 7 and 8.
13. The PURCHASER NO. 1 agrees, undertakes and confirms to indemnify the PURCHASERS NO. 2, 3, 4, 5, 6, 7 and 8 whomsoever should claim title to the SAID LARGER PROPERTY which is hereby agreed to be sold and to further indemnify the PURCHASERS NO. 2, 3, 4, 5, 6, 7 and 8 in case the rights which are claimed by the third person should partly or wholly render this sale null and void or ineffective.
14. The VENDORS and the CONFIRMING PARTIES declare that the subject matter of this Deed of Sale does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.
15. That for the Purpose of Stamp Duty the "SAID LARGER PROPERTY" is valued at Rs. 10,00,00,000/- (Rupees Ten Crores Only), as such, accordingly adequate stamp duty amounting to Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) was paid @ 2.9 % at the time of Agreement for Sale dated 3/2/2023 and the balance Stamp Duty amounting to Rs.31,00,000/- (Rupees Thirty One Lakhs Only) is paid herewith by the PURCHASER NO. 1 vide E-Challan No. No. 202300445878 dated 08-06-2023.

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"SCHEDULE-I"**(DESCRIPTION OF THE SAID LARGER PROPERTY)**

ALL THAT property consisting of coconut grove known as "**METADADE ULTIMA ADICAO DE POSREM BHAT**" situated at Bambolim, Tiswadi Taluka, within the jurisdiction of village Panchayat of Curca, Bambolim/Talaulim, North Goa District, State of Goa, which is described in the Land Registration Records of Ilhas, Panaji under No.6006, folio 72 overleaf of the Book B 16 (new), surveyed under No.101/3 of village Bambolim, admeasuring 5775 square metres, enrolled in the Taluka Revenue records under Matriz No. 137, within the limits of the Village Panchayat of Curca Bambolim, Taluka Tiswadi, Goa, and the same is bounded as under:

On the East : By Survey no. 101/4,
 On the West : By Survey no. 101/1,
 On the North : By Survey No. 101/2,
 On the South : By drain nulha.

"SCHEDULE-II"**(DESCRIPTION OF THE SAID PLOT-A)**

ALL THAT SAID PLOT-A admeasuring 1909 sq. mtrs. forming part of the SAID LARGER PROPERTY more particularly described in SCHEDULE-I hereinabove having the following dimensions North and South 80mtrs., West and East 5mtrs. and is bounded as under:

On the East : By Survey no. 101/4,
 On the West : By Survey no. 101/1,
 On the North : By Survey No. 101/2,
 On the South : By Plot 'B' of the same Survey No 101/3.

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"SCHEDULE-III"**(DESCRIPTION OF THE SAID PLOT-B)**

ALL THAT SAID PLOT-B admeasuring 3866 sq. mtrs. forming part of the SAID LARGER PROPERTY more particularly described in SCHEDULE-I hereinabove having the following dimensions North and South 80mtrs., West and East 25mtrs. and is bounded as under:

On the East : By Survey no. 102/4,
 On the West : By Survey no. 101/1,
 On the North : By Plot 'A' of the same Survey No 101/3,
 On the South : By drain nulha.

IN WITNESS WHEREOF the parties have put their hands on this day, month and year in presence of two witnesses.



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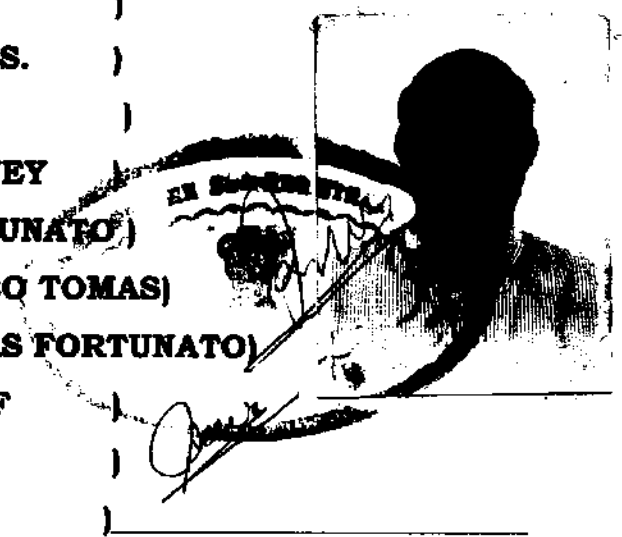
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**SIGNED AND DELIVERED
BY THE WITHINNAMED VENDORS.**

**(1) MRS VINITA BRAGANCA,
THROUGH HER LAWFUL ATTORNEY
(2)MR. FRANCISCO TOMAS FORTUNATO)
BRAGANCA ALIAS MR. FRANCISCO TOMAS)
FORTUNATO DE BRAGANCA ALIAS FORTUNATO)
TOMAS BRAGANCA FOR HIMSELF
AND ON BEHALF OF
MRS. VINITA BRAGANCA.**



L.H.T.I	R.H.T.I



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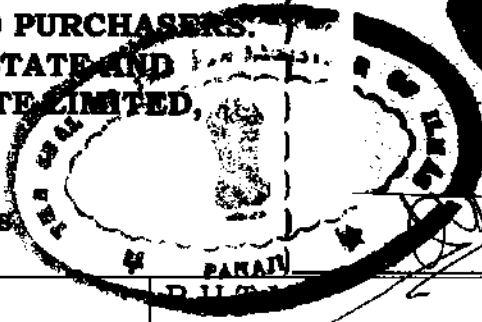
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**SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASERS.**

**1) M/S. GOAN REAL ESTATE AND
CONSTRUCTION PRIVATE LIMITED,
BY ITS AUTHORISED
SIGNATORY/ATTORNEY
SHRI. B.K. SATISH alias
SATISH K. BHAT,**



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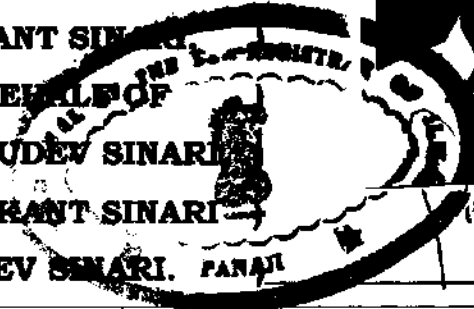
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(2) MR. LAXMIKANT VASUDEV SINARI,)
 (3) MR. VASUDEV LAXMIKANT SINARI)
 (4) MRS. NIKETA VASUDEV SINARI.)
 THROUGH THEIR LAWFUL ATTORNEY)
 5) MR. PARESH LAXMIKANT SINARI)
 FOR HIMSELF AND ON BEHALF OF)
 (2) MR. LAXMIKANT VASUDEV SINARI)
 (3) MR. VASUDEV LAXMIKANT SINARI)
 (4) MRS. NIKETA VASUDEV SINARI. PANAJI)



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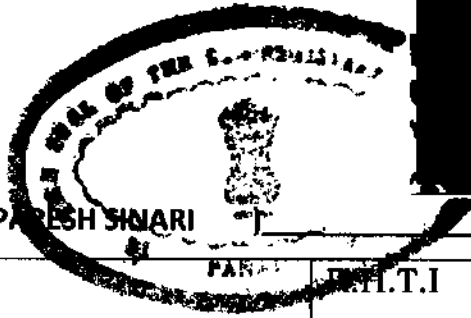
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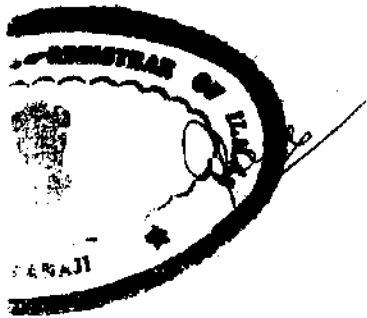




6) MRS. SIDDHI PARESH SINARI

Sinari

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M. P. Sinari

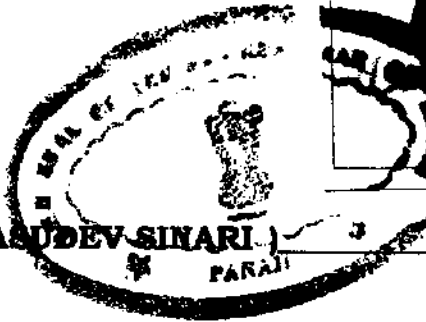
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7) MR. SURESH VASUDEV SINARI

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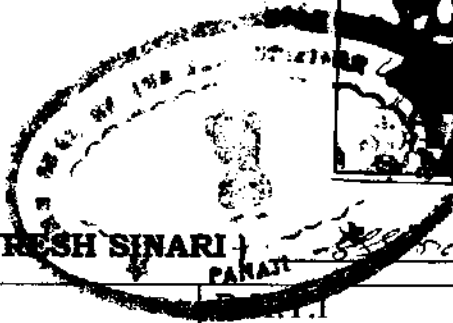
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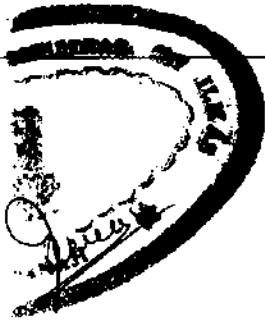
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8) MRS. SHOBHA SURESH SINARI

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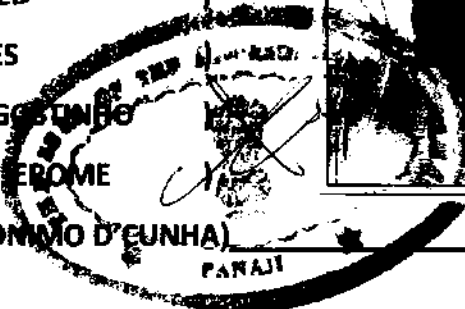
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SIGNED AND DELIVERED
BY THE WITHINNAMED
CONFIRMING PARTIES

1) MR. JERONIMO AGOSTINHO
D'CUNHA ALIAS MR. JEROME
D'CUNHA ALIAS JERONIMO D'CUNHA)



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L.H.T.I	R.H.T.I



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2) MS. MATILDA MILAGRINA JOSEFINA
 DO REGO alias MATILDA MILAGRINA
 JOSPFINA FINIANA DO REGO alias
 MATILDA MILAGRINA JOSEPHINE
 FERMINA REGO alias MATILDA MILAGRINA
 CEZARIANA FINIANA JOSEFINA DO REGO



L.H.T.I	R.H.T.I



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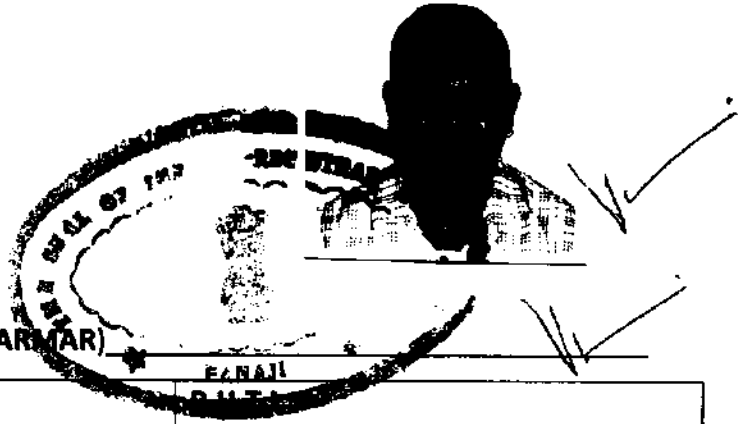
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3) MR. VILAS KANTILAL PARMAR

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HVParmar



4) SMT. HARSHA VILAS PARMAR

L.H.T.I	R.H.T.I



HVParmar



Witnesses:

- 1. Name: Elizabeth Parsekar,
Address: "Mafalda Ville", St. Mary's Colony, Miramar,
Panaji, Goa-403001.
PAN: ~~XXXXXXXXXX~~

Elizabeth Parsekar

- 2. Name: Kailas Pednekar,
Address: 85, Borsche Bhat, Caranzalem, Goa - 403002

PAN: ~~XXXXXXXXXX~~

Kailas Pednekar



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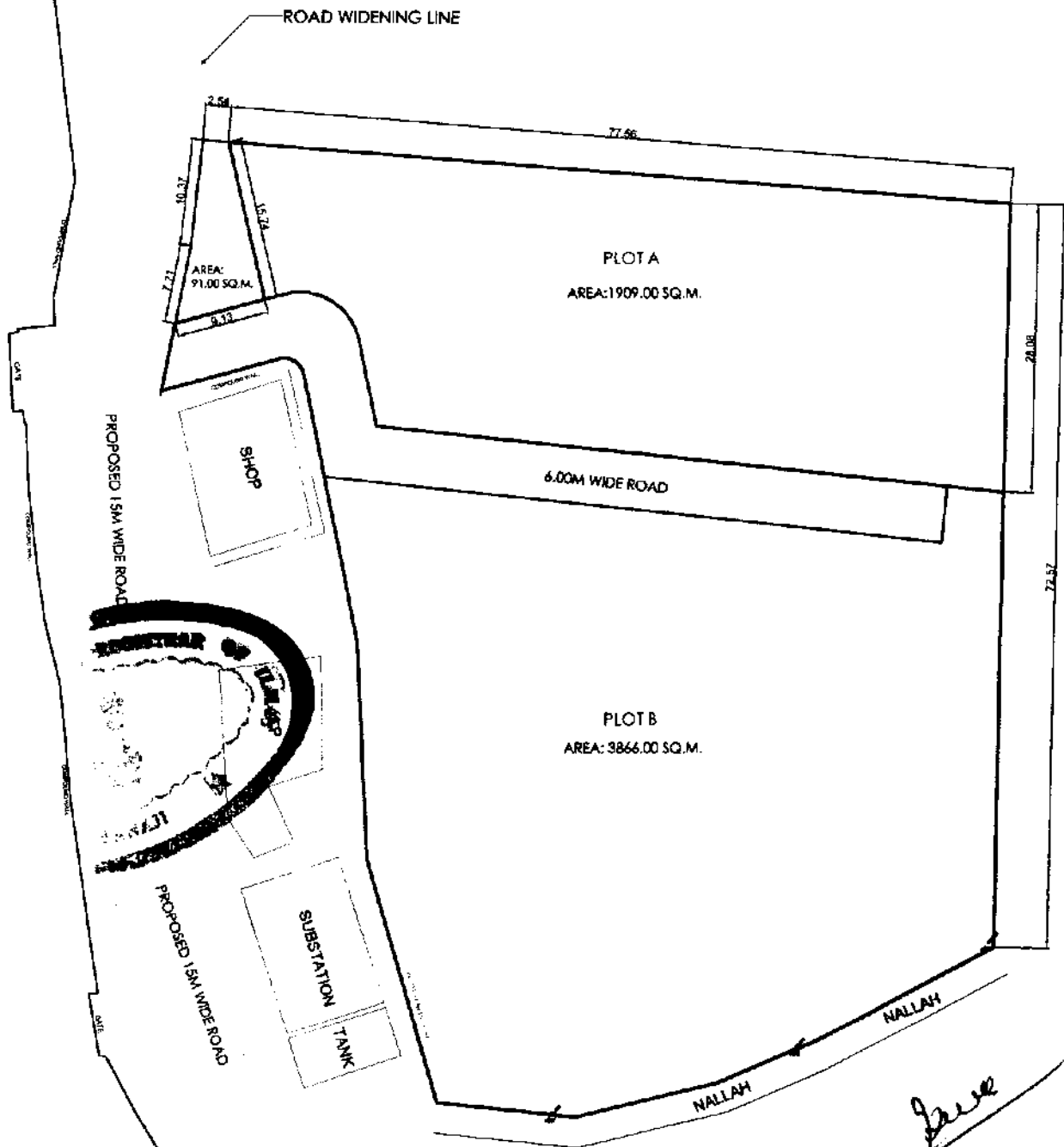
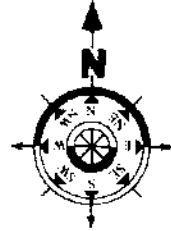
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Plan showing S.no. 101/1 & 101/3, Village Bambolim.



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Jun-2023 02:48:23 pm

Document Serial Number :- 2023-PNJ-1794

Presented at 11:55:19 am on 19-Jun-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3100000
2	Registration Fee	500
3	Mutation Fees	15000
4	Processing Fee	2800
Total		3118300

Stamp Duty Required :3100000/-

Stamp Duty Paid : 3100000/-



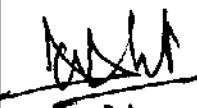



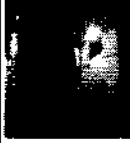













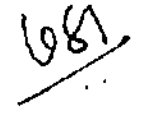

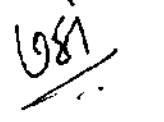


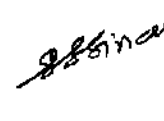


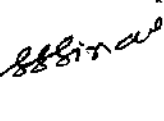
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	B K Satish ,Father Name:Shri Krishna Bhat,Age: 47, Marital Status: ,Gender:Male,Occupation: Service, Address1 - B-6-7 Chamunda Residency, Mitra Bazar, Near Corporation Bank, Caranzalem, Tiswadi, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Francisco Tomas Fortunato Braganca Alias Mr.Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca , Father Name:Mr.Agostinho Braganca, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Other, House No.1410, Near Football Ground, Bondir, Santa Cruz, Ilhas Goa, PAN No.:			
2	Francisco Tomas Fortunato Braganca Alias Mr.Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca , Father Name:Mr.Agostinho Braganca, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Other, House No.1410, Near Football Ground, Bondir, Santa Cruz, Ilhas Goa, PAN No.:			
3	B K Satish , Father Name:Shri Krishna Bhat, Age: 47, Marital Status: ,Gender:Male,Occupation: Service, B-6-7 Chamunda Residency, Mitra Bazar, Near Corporation Bank, Caranzalem, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for Ms Sunita Goenka As Director Of Goan Real Estate And Construction Pvt Ltd			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	B K Satish , Father Name:Shri Krishna Bhat, Age: 47, Marital Status: ,Gender:Male,Occupation: Service, B-6-7 Chamunda Residency, Mitra Bazar, Near Corporation Bank Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Ms Sunita Goenka As Director Of Goan Real Estate And Construction Pvt Ltd			
5	Paresh Laxmikant Sinari , Father Name:Laxmikant Vasudev Sinari, Age: 42, Marital Status: ,Gender:Male,Occupation: Service, H.No C- 2,86,Patto, Ribander, North Goa -403006, PAN No.: [REDACTED], as Power Of Attorney Holder for Laxmikant Vasudev Sinari			
6	Paresh Laxmikant Sinari , Father Name:Mr Laxmikant Vasudev Sinari, Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.C-2,86,Patto, Ribander, North Goa, PAN No.: [REDACTED]			
7	Paresh Laxmikant Sinari , Father Name:Mr Laxmikant Vasudev Sinari, Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.C-2,86,Patto, Ribander, North Goa, PAN No.: [REDACTED]			
8	Siddhi Paresh Sinari , Father Name:Mr Ranu Kamat Ghanekar, Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No.C-2,86, Patto, Ribander, Ribandar S.O. North Goa, PAN No. [REDACTED]			
9	Siddhi Paresh Sinari , Father Name:Mr Ranu Kamat Ghanekar, Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No.C-2,86, Patto, Ribander, Ribandar S.O. North Goa, PAN No. [REDACTED]			
10	Suresh Vasudev Sinari , Father Name:Mr Vasudev Morto Sinari, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.F/9, Block 4, Pai Bhavan, Tonca, Caranzalem, North Goa, PAN No.: [REDACTED]			
11	Suresh Vasudev Sinari , Father Name:Mr Vasudev Morto Sinari, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.F/9, Block 4, Pai Bhavan, Tonca, Caranzalem, North Goa, PAN No.: [REDACTED]			
12	Shobha Suresh Sinari , Father Name:Late Shri Prabhakar Muralidhar Deshpande, Age: 64, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No.F/9, Block 4, Pai Bhavan, Tonca, Caranzalem, North Goa, PAN No.: [REDACTED]			
13	Shobha Suresh Sinari , Father Name:Late Shri Prabhakar Muralidhar Deshpande, Age: 64, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No.F/9, Block 4, Pai Bhavan, Tonca, Caranzalem, North Goa, PAN No.: [REDACTED]			



Sr.NO.	Party Name and Address	Photo	Thumb	Signature
14	<p>Jeronimo Agostinho D Cunha Alias Mr Jerome D'Cunha Alias Jeronimo D'cunha , Father Name:Mr Paulo Mariano Da Cunha, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, House No.1008, Behind St.Cruz High School, 1st Bairo, Santa Cruz, Tiswadi, Goa, PAN No.: [REDACTED]</p>			
15	<p>Jeronimo Agostinho D Cunha Alias Mr Jerome D'Cunha Alias Jeronimo D'cunha , Father Name:Mr Paulo Mariano Da Cunha, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, House No.1008, Behind St.Cruz High School, 1st Bairo, Santa Cruz, Tiswadi, Goa, PAN No.: [REDACTED]</p>			
16	<p>Matilda Milagrina Jospfina Do Rego Alias Matilda Milagrina Josfina Finiana Do Rego Alias Matilda Milagrina Josephine Fermina Rego Alias Matilda Milagrina Cezarianna Finiana Josefina Do Rego , Father Name:Late Gregorio Gaspar Do Rego, Age: 64, Marital Status: Spinster ,Gender:Female,Occupation: Unemployed, H.No.1059, Premeiro Bairo, Santa Cruz, Ilhas, Goa, PAN No.:</p>			
17	<p>Matilda Milagrina Jospfina Do Rego Alias Matilda Milagrina Josfina Finiana Do Rego Alias Matilda Milagrina Josephine Fermina Rego Alias Matilda Milagrina Cezarianna Finiana Josefina Do Rego , Father Name:Late Gregorio Gaspar Do Rego, Age: 64, Marital Status: Spinster ,Gender:Female,Occupation: Unemployed, H.No.1059, Premeiro Bairo, Santa Cruz, Ilhas, Goa, PAN No.:</p>			
18	<p>Harsha Vilas Parmar , Father Name:Shri Suresh Banker, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Business, Flat No.6, Floor No.6,2418, East Street, Near State Bank of India, Pune City, Pune, PAN No.: [REDACTED]</p>			
19	<p>Harsha Vilas Parmar , Father Name:Shri Suresh Banker, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Business, Flat No.6, Floor No.6,2418, East Street, Near State Bank of India, Pune City, Pune, PAN No.: [REDACTED]</p>			
20	<p>Vilas Kantilal Parmar , Father Name:Late Shri Kantilal Parmar, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.6, Floor No.6,2418,East Street,Near State Bank of India, Pune City, Pune, PAN No.: [REDACTED]</p>			
21	<p>Vilas Kantilal Parmar , Father Name:Late Shri Kantilal Parmar, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.6, Floor No.6,2418,East Street,Near State Bank of India, Pune City, Pune, PAN No.: [REDACTED]</p>			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
22	Francisco Tomas Fortunato Braganca Alias Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca , Father Name:Agostinho Braganca, Age: 67, Marital Status: , Gender:Male,Occupation: Other, House No. 1410 Near Footbal Ground Bondir St. Cruz Ilhas Goa, PAN No.: ██████████, as Power Of Attorney Holder for Vinita Braganca Alias Vinita Braganca			
23	Francisco Tomas Fortunato Braganca Alias Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca , Father Name:Agostinho Braganca, Age: 67, Marital Status: , Gender:Male,Occupation: Other, House No. 1410 Near Footbal Ground Bondir St. Cruz Ilhas Goa, PAN No.: ██████████, as Power Of Attorney Holder for Vinita Braganca Alias Vinita Braganca			
24	Paresh Laxmikant Sinari , Father Name:Laxmikant Sinari, Age: 42, Marital Status: , Gender:Male,Occupation: Business, House No C-2 86 Patto Ribandar Goa, PAN No.: ██████████, as Power Of Attorney Holder for Niketa Vasudev Sinari			
25	Paresh Laxmikant Sinari , Father Name:Laxmikant Vasudev Sinari, Age: 42, Marital Status: , Gender:Male,Occupation: Business, House No C-2 86 Patto Ribandar Goa, PAN No.: ██████████, as Power Of Attorney Holder for Vasudev Laxmikant Sinari			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kailas L Pednekar, Age: 37, DOB: ██████████, Mobile: 9552521323 , Email: , Occupation: Service , Marital status : Married , Address: 403002, 85 A Borchem Bhat Caranzalem, 85 A Borchem Bhat Caranzalem, Taleigao, Tiswadi, North Goa, Goa			
2	Name: Elizabeth Parsekar, Age: 60, DOB: ██████████, Mobile: 9822188719 , Email: , Occupation: Service , Marital status : Married , Address: 403001, C769, C769, Mafalda Ville, Miramar, Panaji, Tiswadi, North Goa, Goa			

APR 19/6/2023
Sub Registrar

~~REG - REGISTRAR~~

R.E.A.R

Document Serial Number :- 2023-PNJ-1794



Book :- 1 Document
Registration Number :- PNJ-1-1705-2023
Date : 19-Jun-2023

Approved
19/6/2023
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)
REGISTRAR
TISWADI



Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
Government of Goa






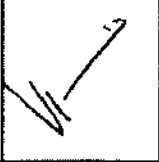

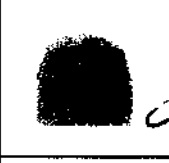
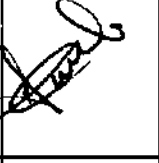



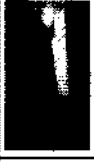

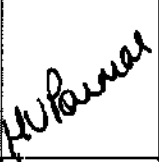


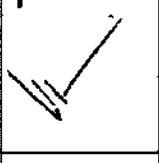





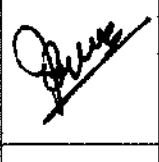


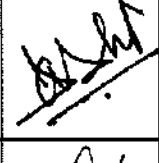


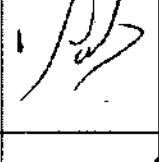


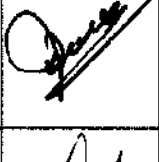





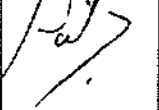
Thumb Book

Print date and time :- 19-Jun-2023 02:55:56 pm

Document Serial Number/ Registration Number Registration Date	Name of the Person	Photo	Thumb Expression	Signature of Party
2023-PNJ-1794 / 19/06/2023	Francisco Tomas Fortunato Braganca Alias Mr.Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca			
2023-PNJ-1794 / 19/06/2023	Francisco Tomas Fortunato Braganca Alias Mr.Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca			
2023-PNJ-1794 / 19/06/2023	Paresh Laxmikant Sinari			
2023-PNJ-1794 / 19/06/2023	Siddhi Paresh Sinari			
2023-PNJ-1794 / 19/06/2023	Suresh Vasudev Sinari			
2023-PNJ-1794 / 19/06/2023	Shobha Suresh Sinari			
2023-PNJ-1794 / 19/06/2023	Paresh Laxmikant Sinari			
2023-PNJ-1794 / 19/06/2023	Siddhi Paresh Sinari			
2023-PNJ-1794 / 19/06/2023	Suresh Vasudev Sinari			
2023-PNJ-1794 / 19/06/2023	Shobha Suresh Sinari			
2023-PNJ-1794 / 19/06/2023	Jeronimo Agostinho D Cunha Alias Mr Jerome D'Cunha Alias Jeronimo D'cunha			
	Matilda Milagrina Jospfina Do Rego Alias Matilda Milagrina Jospfina Finiana Do Rego Alias Matilda Milagrina Josephine Fermina Rego Alias Matilda Milagrina Cezarianna Finlana Josefina Do Rego			



55/179

Document Serial Number/ Registration Number Registration Date	Name of the Person	Photo	Thumb Expression	Signature of Party
2023-PNJ-1794 / 19/06/2023	Harsha Vilas Parmar			
2023-PNJ-1794 / 19/06/2023	Vilas Kantilal Parmar			
2023-PNJ-1794 / 19/06/2023	Jeronimo Agostinho D Cunha Alias Mr Jerome D'Cunha Alias Jeronimo D'cunha			
2023-PNJ-1794 / 19/06/2023	Matilda Milagrina Jospfina Do Rego Alias Matilda Milagrina Josfina Finiana Do Rego Alias Matilda Milagrina Josephine Fermina Rego Alias Matilda Milagrina Cezarianna Finiana Josefina Do Rego			
2023-PNJ-1794 / 19/06/2023	Harsha Vilas Parmar			
2023-PNJ-1794 / 19/06/2023	Vilas Kantilal Parmar			
2023-PNJ-1794 / 19/06/2023	B K Satish			
2023-PNJ-1794 / 19/06/2023	Francisco Tomas Fortunato Braganca Alias Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca			
2023-PNJ-1794 / 19/06/2023	B K Satish			
2023-PNJ-1794 / 19/06/2023	Paresh Laxmikant Sinari			
2023-PNJ-1794 / 19/06/2023	Francisco Tomas Fortunato Braganca Alias Francisco Tomas Fortunato De Braganca Alias Fortunato Tomas Braganca			
2023-PNJ-1794 / 19/06/2023	Paresh Laxmikant Sinari			
2023-PNJ-1794 / 19/06/2023	Paresh Laxmikant Sinari			



1/26/2021
PANAJI

presented in the year 2021

about the said NCC, which is given in form of...

of the name of above named applicant/s in the occurrence of...

of the above mentioned property and that I am...

of the above mentioned property and that I am...

of the above mentioned property and that I am...

the Sub-Registrar cum Sub-Registrar of

(Name & Address of Applicant)

[Signature]

is paid vide challan no.

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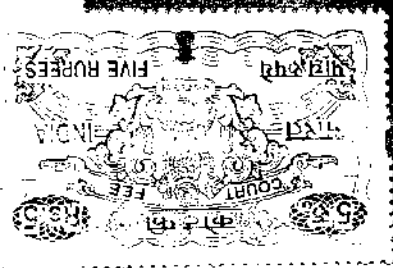
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of the undersigned is concerned for an...



PNJ-1794

30/6/2023



Document Registration Summary 1

Date :-19-Jun-2023

Office/2023-PNJ-1794

- Market Value: ₹32051300/-
- Consideration Amount: ₹100000000 /-
- Paid Stamp Duty: ₹3100000 /-

Receipt :

Receipt Date : -

Presenter Name: B K Satish

On Date 19-06-2023 Presented at Office of the Civil
Registrar-cum-Sub Registrar, Tiswadi
Signature of Presenter

Registration Fee ₹500

Processing Fee ₹2800

Stamp Duty ₹3100000

Mutation Fees ₹15000

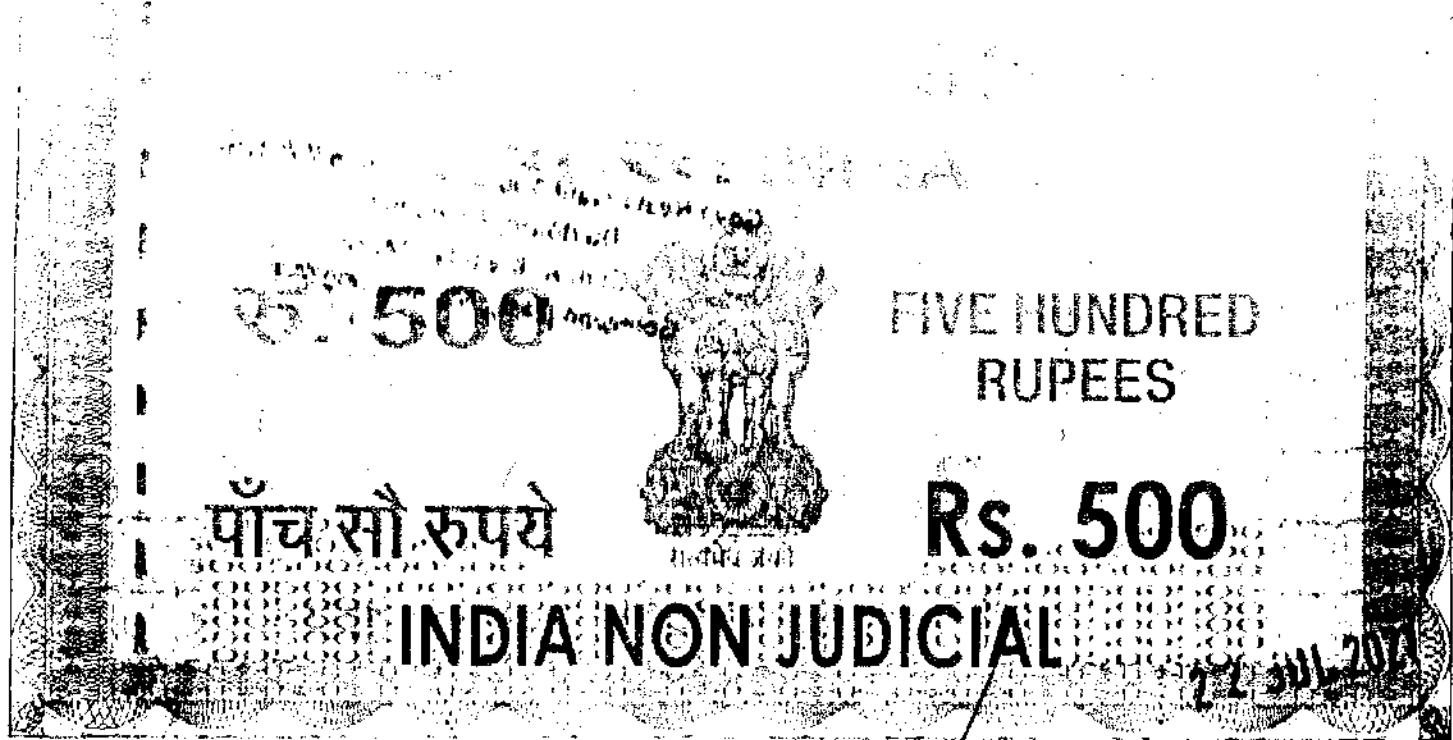
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Total**₹3118300**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	3100000	3100000	0	E- Challan(Online fee)		Challan Number : 202300445878 CIN Number : CKX1336964	3100000
Registration Fee	500	500	0	E- Challan(Online fee)		Challan Number : 202300445888 CIN Number : CKX1337708	500
Mutation Fees	15000	15000	0	E- Challan(Online fee)		Challan Number : 202300445894 CIN Number : CKX1337460	15000
Processing Fee	2800	2800	0	E- Challan(Online fee)		Challan Number : 202300445888 CIN Number : CKX1337708	2200
				E- Challan(Online fee)		Challan Number : 202300466259 CIN Number : CKX2061552	600
	18300	3118300	0				



1794



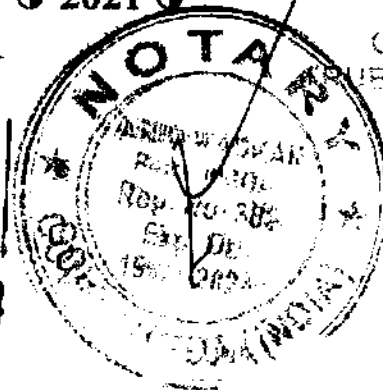
महाराष्ट्र MAHARASHTRA

2021

BE 330985



19 JUL 2021



CERTIFIED TRUE XEROX COPY



POWER OF ATTORNEY IN FAVOUR OF

By this specific Power of Attorney, I, Sunita Goenka, daughter of (Late) Mr. K. M. Goenka, aged 59 years, holder of Pan Card No. [REDACTED] Director of Goan Real Estate and Construction Pvt. Ltd., having its registered office of the Company at Dynamix House, Yashodham, Gen A. K. Vaidya Marg, Goregaon (East) Mumbai - 400063 and local address at Aldeia De Goa, Near ETDC, P.O Goa University, Nauxim, Bambolim- Goa 403206 by the powers vested in us vide Company resolution dated 01-07-2021 do hereby appoint, constitute and nominate the following persons and employees of Goan Real Estate and Construction Pvt. Ltd.

1



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1. Mr. B. K. Satish, son of Shri. Krishna Vishwesavar Bhat, aged 44 years, Service, Holder of PAN Card No. [REDACTED] resident of B/6/7 Chamunda Residency, Mitra Bazar, Near Corporation Bank, Caranzalem, Tiswadi Goa-403002.

2. Mr. Pravin Fernandes, son of (Late) Mr. R. J. Fernandes, aged 46 years, service, holder of PAN Card No. [REDACTED], resident of House No. 117, Praial Cansaulim, Goa - 403712, both officers of the Company, to be the true and lawful attorney in the name and on behalf of Goan Real Estate and Construction Pvt. Ltd, do the following acts deeds and things:

a) To appear before Sub-Registrar of Panaji SEVERALLY to present and to sign and execute, the Agreements for sale, Deeds of Sale and Conveyance, Deeds of Rectification and to admit its execution before sub-registrar of Ilhas, Panaji.

b) To collect the copy of the Agreements for sale, Deeds of Sale and Conveyance, Deeds of Rectification executed before sub-registrar of Panaji on behalf of Goan Real Estate and Construction Pvt. Ltd.

AND GENERALLY to do all lawful acts necessary for the aforementioned purpose. All acts, deeds and things done by the said Attorney's shall be construed as act's, deeds and things done by Goan Real Estate and Construction Pvt. Ltd. and Goan Real Estate and Construction Pvt. Ltd. undertake to ratify and confirm all and whatever that the said Attorney's shall lawfully do and cause to be done for Goan Real Estate and Construction Pvt. Ltd. by virtue of powers hereby given.

SIGNED AND DELIVERED)

by the withinnamed Promoter)

/ Authorised Signatory)

GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED.

1) MS. SUNITA GOENKA)

FOR GOAN REAL ESTATE AND CONSTRUCTION PVT. LTD.



So. *[Signature]*
DIRECTOR



In the presence of

1. *[Signature]*



बरल - ४		
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Welcome Guest



EMPOWERING BUSINESS, PROTECTING INVESTORS
REGULATOR • INTEGRATOR • FACILITATOR • EDUCATOR

Search

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- FAQs
- Feedback
- Enquiry Form

MCA Services

Home > MCA Services > Master Data > Company/LLP Master Data

DSC Services

DIN Services

Master Data

About Master Data

View Company / LLP Master Data

View Index of Charges

View Signatory Details

View Director Master Data

View Director / Designated Partner Details

Advanced Search

LLP Services

LLP Services For Business User

e-Filing

Company Services

Complaints

Document Related Services

Fee and Payment Services

Investor Services

ID Databank Registration

Track SRN/Transaction Status

Address for sending physical copy of G.A.R. 33

Public Search of Trademark

Notices Under Section 248(2)

Company/LLP Master Data

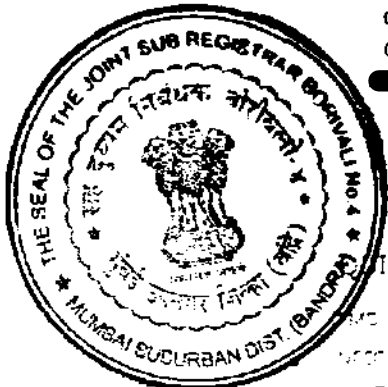
CIN	U45200MH1989PTC154095
Company Name	GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	154095
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorized Capital(Rs)	100000000
Paid up Capital(Rs)	72995100
Number of Members/Applicable in case of company without Share Capital	0
Date of Incorporation	26/10/1989
Registered Address	Dynamix House, Yashodham, General A. K. Vaidya Marg, Goregaon (East) Mumbai Mumbai City MH 400063 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	manoj.vagal@dynamixgroup.co.in
Whether listed or not	Unlisted
ACTIVE compliance	-
Suspended at stock exchange	-
Date of last AGM	31/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for e-filing)	Active

Charges

Charge No.	Amount	Created Date	Disputed	Status
	30000000	05/10/2006	09/10/2006	CLOSED
Movable property (not being pledge)	16300000	24/07/2013	-	CLOSED
Book debts	15000000	06/01/2005	12/01/2005	CLOSED
Immovable property or any interest therein, Book debts, hypothecation of all projects/receivables(1Dvillas&176Flats)	75000000	11/06/2014	05/11/2018	OPEN

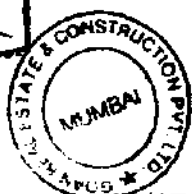
Directors/Signatory Details

DIR/PAN	Name	Appointment Date	End Date	Surrogate Name
0005813	PRAKASHCHAND KESHOREAL DALMIA	17/05/2018	-	-
00029033	VINOD KUMAR GOENKA	11/03/2013	-	-
00088731	SHANITA DEEPAK JAIN	11/07/2011	-	-
00718905	NARAYAN PRASAD GOVIND BAJAJ	01/04/2012	-	-
03010145	SUNITA GOENKA	01/04/2008	-	-
	MANOJ SUDHAKAR VAGAL	01/04/2012	-	-



https://www.mca.gov.in/mca/portal/company/LLPMasterData.do

Handwritten signature and date: 29





DYNAMIX

Goan Real Estate and Construction Pvt. Ltd.

Dynamix House, Yashodham, Gen. A. K. Vaidya Marg,
Coregaon (East), Mumbai - 400 063, India.
Tel.: +91 22 4249 0500 / 2840 2304
dynamixgroup.co.in

CIN: U45200MH1989PTC154095

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GOAN REAL ESTATE AND CONSTRUCTION PVT LTD. AT THEIR METTING HELD ON 01-07-2021 AT THE REGISTERED OFFICE OF THE COMPANY AT DYNAMIX HOUSE, YASHODHAM, GEN. A. K. VAIDYA MARG, COREGAON (EAST), MUMBAI-400063.

The Chairperson informed that in order to enable the Company to present the Agreements for Sale, Deeds of Sale and Conveyance, Deeds of Rectification and to admit its execution before sub-registrar of Panaji and to Collect the copy of Agreements for Sale & Conveyance, Deeds of Rectification executed before sub-registrar of Panaji for and on behalf of the Company, Mr. B K. Satish and Mr. Pravin Fernandes, Authorised Persons of the Company are to be appointed to do the aforesaid lawful acts severally for and on behalf of the Company and powers may be delegated to said officials by way of executing power of attorney in their favour. The Board discussed the matter and passed the following resolution unanimously.

"RESOLVED THAT the Company do Issue a power of attorney in favour of Mr. B. K. Satish and Mr. Pravin Fernandes (hereinafter for the sake of brevity collectively called the "Attorneys") severally to be our true and lawful Attorney for and on behalf of the Company to do singly any of the following acts, deeds, matters and things in the name of and for and on behalf of the Company:

1. To appear before Sub-Registrar of Panaji severally to present the Agreements for Sale, Deeds of Sale and Conveyance, Deeds of Rectification or any other such related documents and to admit its execution before Sub-Registrar of Panaji.
2. To collect the copy of Agreements for Sale, Deeds of Sale and Conveyance, Deeds of Rectification executed before sub-registrar of Panaji for and on behalf of the Company.
3. To do all such lawful acts, deeds and things including representing the Company before the relevant authorities by appearing in person or by written communication as may be necessary for the aforementioned purpose.
4. The Company doth hereby ratify and confirms all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the aforesaid matters by virtue of these presents.
4. All acts, deeds and things lawfully done by the attorney shall be binding on the Company as if the company itself has done such deeds, acts and things.

RESOLVED FURTHER THAT Ms. Sunita Goenka, Director of the Company be and is hereby authorised to execute and sign the Power of attorney on behalf of the Company.



S. Savi

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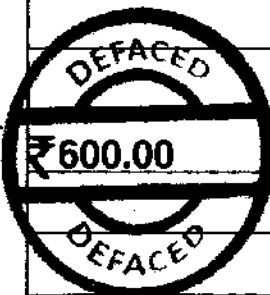
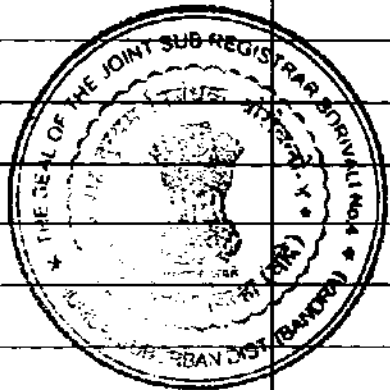




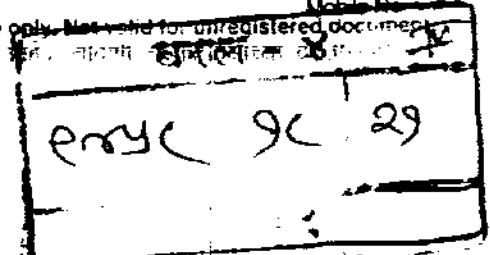
CHALLAN
MTR Form Number-6



GRN	MH004237729202122E	BARCODE				Date	29/07/2021-11:31:21	Form ID	48(f)	
Department Inspector General Of Registration						Payer Details				
Stamp Duty Type of Payment Registration Fee						TAX ID / TAN (If Any)				
						PAN No.(If Applicable)				
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1						Full Name	GOAN REAL ESTATE AND CONSTRUCTION CO PVT LTD			
Location MUMBAI						Flat/Block No.	DYNAMIX HOUSE			
Year 2021-2022 One Time						Premises/Building	YASHODHAM GEN A K VAIDYA MARG			
Account Head Details				Amount In Rs.	Road/Street	GOREGAON EAST MUMBAI				
0030045501 Stamp Duty				500.00	Town/City/District	4 0 0 0 6 3				
0030063301 Registration Fee				100.00	Remarks (If Any)					
						SecondPartyName=B K SATISH-				
						Amount In	Six Hundred Rupees Only			
Total						600.00	Words			
Payment Details STATE BANK OF INDIA						FOR USE IN RECEIVING BANK				
Cheque/DD Details						Bank CIN	Ref. No.	00040572021072961732	CKO9933552	
Cheque/DD No.						Bank Date	RBI Date	29-07-2021-11:24:32	Not Verified with RBI	
Name of Bank						Bank-Branch STATE BANK OF INDIA				
Name of Branch						Scroll No. / Date Not Verified with Scroll				



Department ID : 33221 68266
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सद्यः चालन वदका दरमदा निवडाक कार्यालयात नोंदणी करावयाच्या वस्तूसाठी लागू आहे. वाचन सोपे (अनन्य ठिकाणां वरत नाही).



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-387-9458	0002003305202122	29/07/2021-13:27:24	IGR193	100.00





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PANAJI
K. NO.
210.0
Goan Real Estate and Construction Pvt. Ltd.
Dynamix House, Yashodham, Gen. A. K. Vaidya Marg,
Goregaon (East), Mumbai - 400 063, India.
Tel.: +91 22 4249 0500 / 2840 2304
dynamixgroup.co.in
CIN: U45200MH1989PTC154095

-2-

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the Power of attorney in the manner as provided in the Articles of Association of the Company and shall be signed by any one of the Directors viz; Mr. Vinod K. Goenka, Ms. Sunita Goenka, Mrs. Shanita Jain and by any one of Mr. Jitendra Rathi or Mr. T. S. Venkatesh, Authorised Persons, who do countersign the same in token thereof."

CERTIFIED TRUE COPY
For GOAN REAL ESTATE AND CONSTRUCTION PVT LIMITED.

SUNITA GOENKA
DIRECTOR
DIN: 01010145

SHANITA JAIN
DIRECTOR
DIN: 00088731



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GRN : MH004237729202122E

Amount : 600.00

Bank : STATE BANK OF INDIA

Date : 29/07/2021-11:31:21

2	(S) 387-9458	0002003305202122	29/07/2021-13:27:24	IGR193	500.00
Total Defacement Amount					600.00

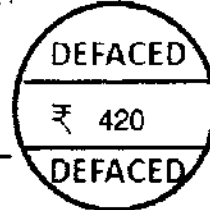


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2907202106895	Receipt Date	29/07/2021
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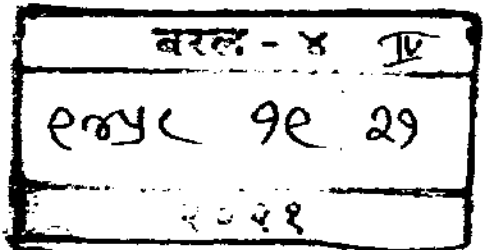
Received from GOAN REAL ESTATE AND CONSTRUCTION PVT LTD, Mobile number 0000000000, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered on Document No. 9458 dated 29/07/2021 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	29/07/2021
Bank CIN	10004152021072905713	REF No.	[REDACTED]
Deface No	2907202106895D	Deface Date	29/07/2021

This is computer generated receipt, hence no signature is required.



387/9458

गुरुवार, 29 जुलै 2021 1:27 म.नं.

दस्त गोषवाग भाग-1

वरल-4

दस्त क्रमांक: 9458/2021

दस्त क्रमांक: वरल-4 /9458/2021

वाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. मह. दु. नि. वरल-4 यांचे कार्यालयाने

पावनी: 10289

पावनी दिनांक: 29/07/2021

अ. क्र. 9458 वर दि. 29-07-2021

मादरकरणागचे नाव: गोवा गियन इन्स्टे अंड कन्स्ट्रक्शन प्रा लि व
मंचालक मुनिना गोपका

गेजी 1:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 420.00

पृष्ठांची संख्या: 21

एकूण: 520.00

दस्त हजर करणाऱ्याची मही.

मह. दु. नि. का-बोगीवली 4

मह. दु. नि. का-बोगीवली 4

दस्ताचा प्रकार: कुलमुख्यालयपत्र

मुद्रांक शुल्क: a जेव्हा तो परिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही म्हावग मानमना विकण्याचा प्राधिकार मिळत असत
तेव्हा

शिक्का क्र. 1 29/07/2021 01:23:01 PM ची वेळ: (मादगीकरण)

शिक्का क्र. 2 29/07/2021 01:24:08 PM ची वेळ: (फी)

प्रतिज्ञापत्र

खर दस्तावेजात नोंदणी करवता १९.०१ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीक
खालिल केलेला आहे. दस्तावेजात संपूर्ण भरपूर, निष्पटक व्यक्ती, सखीदार व
सौख्य जोडलेल्या कागदपत्रांची नोंद घ्या तयारसली आहे. दस्तावेजी सत्यता, वैधता
कागदपत्रांची सखीसाठी दस्त निवादात नोंद घ्यात घ्यात हे संपूर्णपणे जबाबदार राहतील.

Spenke
लिहून देणार

लिहून देणार

10A (IN)



वरल - ४ IV		
९४५८	२०	२९
२०२१		



दस्त गोषवारा भाग-2

बल-4

IV

दस्त क्रमांक:9458/2021

29/07/2021 1 50:17 PM

दस्त क्रमांक :बल-4/9458/2021

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचे दस्त
1	नाव:गोवा रियल इस्टेट अँड कन्स्ट्रक्शन प्रा लि चे संचालक सुनिता गोएंका पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डायनामिक्स हाऊस, ब्लॉक नं: यशोधाम, जन ए के वैद्य मार्ग, रोड नं: गोरेगाव पूर्व, मुंबई महाराष्ट्र, MUMBAI. पिन संबर: [REDACTED]	कुलमुखत्यार देचार वय :-59 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथ्याकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:29 / 07 / 2021 01 : 38 : 05 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाधरी	छायाचित्र	अंगठ्याचे दस्त
1	नाव:मुरली सालियन वय:30 पत्ता:143, एक्सप्रेस झोन, मालाड पूर्व, मुंबई पिन कोड:400097	स्वाधरी		
2	नाव:विक्रान्त तांडेल वय:41 पत्ता:143, एक्सप्रेस झोन, मालाड पूर्व, मुंबई पिन कोड:400097	स्वाधरी		

शिक्षा क्र.4 ची वेळ:29 / 07 / 2021 01 : 46 : 02 PM

शिक्षा क्र.5 ची वेळ:29 / 07 / 2021 01 : 46 : 43 PM नोंदणी पुस्तक 4 मध्ये

नोंदणी नि.का-बोरीवली4

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण 29 एने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Usec A:	Deface Number	Deface Date
1	GOAN REAL ESTATE AND CONSTRUCTION CO PVT LTD	eChallan	00040572021072961732	MH004237729202122E	500.00	SD	0002003305202122	29/07/2021
2		DHC		2907202106895	420	RF	2907202106895D	29/07/2021
3	GOAN REAL ESTATE AND CONSTRUCTION CO PVT LTD	eChallan		MH004237729202122E	100	RF	0002003305202122	29/07/2021

SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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बल-४/ ए४५८ /२०२१
पुस्तक क्रमांक ४ वक्रमांक.....वर
नोंदणी दिनांक: 29/07/2021

सह. दुय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.



**CERTIFIED
TRUE XEROX COPY**

**ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GDA-INDIA
REG. No. 382/14
DATED 19/9/2014**

REG. No. 5281
DATED 20/3/2023



Sl No. 1794
Dt. 19/06/2023



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202300445894

e-Receipt

Department: 15 - COLLECTORATE, NORTH GOA **Echallan Date:** 08/06/2023 15:35:20

Name and Address of Party : BK | 9552521328
B 6 7 Chamunda Residency Mitra Bazar Near Corporation Bank
Caranzalem Tiswadi Goa

Service: Mutation Fee for Collector North Goa District New

	Amount
Mutation Fee for Collector North Goa District New	₹ 15000.00

Total Amount : ₹ 15,000.00

(Rs. Fifteen Thousand Only)

Department Data: 202300037258 RURALNO|202300037258 RURALNORTH

Bank ref No: CKX1337460
Status: Success
Payment Date: 08/06/2023 15:48:03
Payment Gateway: SBI_MOPS

Print Date: 08/06/2023 16:42:11



Sl. no 1794
Dt. 08/06/23



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202300445888

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 08/06/2023 15:33:49

Name and Address of Party :

BK | 9552521328

B 6 7 Chamunda Residency Mitra Bazar Near Corporation Bank
Caranzalem Tiswadi Goa

Service:

Fees under Indian Registration Act New

	Amount
Fees under Indian Registration Act New	₹ 2700.00

Total Amount : ₹ 2,700.00

(Rs. Two Thousand Seven Hundred Only)

Department Data:

202300037258 NOTARY|202300037258 NOTARY

Bank ref No:

CKX1337708

Status:

Success

Payment Date:

08/06/2023 15:53:00

Payment Gateway:

SBI_MOPS

Print Date: 08/06/2023 16:45:14



Sl. No. 1794
Dt 19/06/23



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202300466259

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 16/06/2023 15:39:22

Name and Address of Party: BK | 9552521328
B 6 7 Chamunda Residency Mitra Bazar Near Corporation Bank
Caranzalem Tiswadi Goa

Service: Fees under Indian Registration Act New

	Amount
Fees under Indian Registration Act New	₹ 600.00

Total Amount: ₹ 600.00

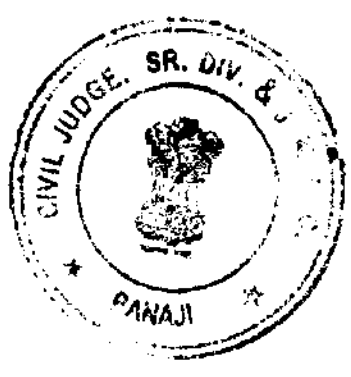
(Rs. Six Hundred Only)

Department Data: 202300037258 NOTARY|202300037258 NOTARY

Bank ref No: CKX2061552
Status: Success
Payment Date: 16/06/2023 16:00:23
Payment Gateway: SBL_MOPS

Print Date: 16/06/2023 17:13:27





CERTIFIED COPY Record

Date on which copy applied for 31/3/23
 Date on which application completed 31/3/23
 Date given for taking delivery 31/3/23
 Date on which copy was ready 31/3/23
 Date on which copy delivered 5/4/23
 Copying and comparing fees, etc. -
 Rs. 294 are credited to Government to the
 State Bank at Panaji vide Receipt 92466
 dated 3/3/23 9.21.59 AM 5/4/23

(Pagan)
 05/04/2023
 Superintendent

Presented on : 26.03.2014
 Registered on : 26.03.2014
 Suit decided on: 30.03.2023
 Duration : Years/ Months/ Days
 9 0 3

IN THE COURT OF THE CIVIL JUDGE, JUNIOR DIVISION,
 AT PANAJI, GOA.
 (Before Ms. Purva V. Naik, CJD, 'E' Court, Panaji, Goa)

Regular Civil Suit No.41/2014/E
 CNR No. GANG020008922014

UOI
Abhinav

Mr. Jerome D'Cunha,
 37 years of age, Indian national,
 businessman, son of Paulo D'Cunha,
 residing at house no.1008, behind
 St. Cruz High School, 1st Bairo,
 St. Cruz, Goa.

... Plaintiff

Versus

(Signature)



A) This Hon'ble Court be pleased to issue a Judgment and Decree adjudging the suit Sale Deed to be null and void and consequently ordering the suit Sale Deed to be delivered up and cancelled.

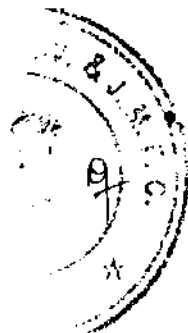
B) This Hon'ble Court be pleased to pass a Judgment and Decree of Permanent Injunction, restraining the Defendant no.1 and/or the Defendant Nos.2 & 3 and/or their agents, servants and family members, from alienating, transferring or disposing off the suit property or creating 3rd party rights therein.

Pending hearing and final disposal of the present suit, this Hon'ble Court be pleased to pass a Judgment and Order of Temporary Injunction, restraining the Defendant no.1 and/or the Defendant Nos. 2 & 3 and/or their agents, servants, family members, from alienating, transferring or disposing off the suit property or creating 3rd party rights therein.

C) This Hon'ble Court be pleased to pass a Judgment and Decree of Permanent Injunction, restraining the Defendant Nos. 2 & 3 and/or their agents, servants, family members, from interfering with the Plaintiff's possession with respect to the suit property.

Pending hearing and final disposal of the present suit, this Hon'ble Court be pleased to pass a Judgment and Order of Temporary Injunction, restraining the Defendant nos. 2 & 3

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WAV



1. Ms. Matilda Milagrina Josephine Finiana Rego, 50 years of age, Indian national, daughter of late Gregory Gaspar Rego, resident of house no.1059, Premeiro Bairro, Santa Cruz, Goa.

2. Mrs. Vinita Maria Braganza, 48 years of age, Indian national, Wife of Francisco Tomas Fortunato Braganza, resident of house no.1410, Bairro, Bondir, Santa Cruz, Ilhas Goa.

3. Mr. Francisco Tomas Fortunato Braganza, major of age, Indian national, resident of house no.1410, Bairro, Bondir, Santa Cruz, Ilhas Goa.

4. State of Goa,
Through its Chief Secretary, Secretariat,
Alto Porvorim, Bardez Goa.

5. The Mamlatdar of Tiswadi,
Office of the Mamlatdar,

Near Panjim Ferry Wharf,

Panaji Goa.

.... Defendants

**Above are registered addresses of the parties.*

COMPROMISE DECREE

This is a suit for cancellation of Deed of Sale and for permanent injunction, filed by the plaintiff against defendants praying that:

RCS 41/2014/E

Page 2 of 13



and/or their agents, servants, family members, from interfering with the Plaintiff's possession with respect to the suit property.

- D) This Hon'ble Court be pleased to pass a Judgment and Decree of Permanent Injunction, restraining the Defendant No. 5 from carrying out mutation proceedings on the strength of the suit Sale Deed, by deleting the name of the Defendant No.1 from the Occupant's Column of the Form I & XIV pertaining to the suit property.

Pending hearing and final disposal of the present suit, this Hon'ble Court be pleased to pass a Judgment and Order of Temporary Injunction, restraining the Defendant no.5 from carrying out mutation proceedings on the strength of the suit Sale Deed, by deleting the name of the Defendant No.1 from the Occupant's Column of the Form I & XIV pertaining to the suit property.

- E) For Costs.
- F) For such other and further reliefs as this Hon'ble Court deems fit and proper in the circumstances of the present case.

This suit coming on this day for the final disposal before Ms. Purva V. Naik, Civil Judge Junior Division, 'E'- Court, Panaji Goa, in the presence of Learned Adv. O. Fernandes for the

RCS 41/2014/E

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CIVIL JUDGE



plaintiff, Adv. E. Dias for the defendant no.1 and Adv. A. Naik for defendants no. 2 and 3.

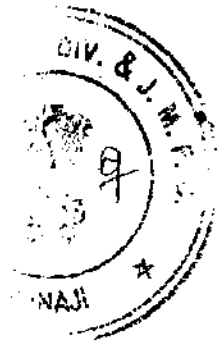
It is ordered that the suit stands disposed off in view of the compromise arrived between the parties as per the Consent Terms dated 08.03.2023.

CONSENT TERMS

- I. The parties hereto after deliberation and discussion amongst themselves and without any coercion including the newly added defendant no.3 and 4 have agreed to amicably settle all their disputes which are/were pending amongst themselves and which are listed herein below and have decided to file the consent terms before this Hon'ble Court which are set out herein under and which may be accepted by this Hon'ble Court and consent decree may be drawn.

- II. All the parties agree and admits that this the suit/lis between and amongst them was concerning the property known as 'Metadade Ultima Adicao De Posrem Bhat' situated at Bambolim, Tiswadi Taluka within jurisdiction of Village panchayat of Curca Bambolim/Telaulim, North Goa, State of Goa, and which is described in the land registration office of Ilhas under

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RCS 41/2014/E

Page 5 of 13



no.6006, folio 72(v) of book B-16 (N) and surveyed under survey no.101/3 Village Bambolim Tiswadi Goa admeasuring 5775 sq. mts. matríz no.137 and bounded as towards the east by 3 mts vide Nallah, towards the west by 6 mts vide road, towards the north by survey no.101/1 and towards the south by survey no.102 and which is referred to as the "SUIT PROPERTY".

III. In the present suit it is agreed and decided by all the parties that the sale deed of the plaintiffs and defendant no.1 dated 10.11.2011 duly executed before the Sub registrar of Ilhas and registered in book-I document, registration no.PNJ-BK1-02987-2011 CD number PNJD11 on 10.11.2011 be declared as valid subsisting, convey's title of the 'suit property' unto plaintiffs and is binding on all the parties.

IV. The suit property was purchase by the plaintiffs from the defendant no.1 by virtue of a registered sale deed dated 10.11.2011. Plaintiffs in the present suit are the absolute owners in possession being title holder of the suit property and which sale deed was executed pursuant to an agreement of sale deed dated

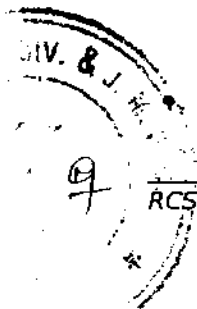


07.03.1999 and is duly registered before the sub registrar of Ilhas.

V. The parties hereto admits and acknowledge the orders passed by the Hon'ble District Court in MCA/23/2014 and by order dated 09.12.2016 by virtue of which the restrained order passed Civil Judge Junior Division at Panaji restraining defendants herein from creating any 3rd party right by using POA so also not to register any documents in respect of the suit property by using the POA is upheld.

VI. In view of the above, parties further accept a declaration by this Court that sale deed executed on 27.05.2014 executed before the sub registrar of Ilhas and registered in book-1 document, registration no.PNJBK1- [REDACTED] CD number PNJD30 on 17.06.2014 in respect of the suit property executed between defendant no.3 as delegated POA of defendant no.1 through defendants no.2 selling unto defendant no.4 be declared null and void and the same shall stand cancelled for all purposes and the decree to be drawn accordingly thereby directing the sub registrar of Ilhas

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RCS 41/2014/E

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Tiswadi Goa, ordering cancellation of the said deed dated 27.05.2014 registered in book-1 documents reg.no.PNJ-BK1-013352014-2014 be ordered to be produced and cancelled and the registration of the same also cancelled in the records of sub registrar within 30 days from the date of execution of this consent terms and passing of the consent decree and for all purposes the said deed dated 27.05.2014 which is a 2nd sale deed being without an authority or power shall be declared as null and void and not binding on any parties.

VII. The said sale deed was executed by using the POA issued by the defendant no.1 by virtue of sub delegation clause despite of injunction order.

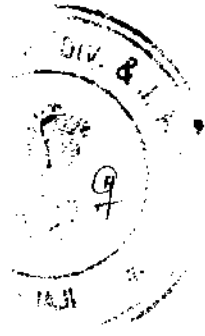
VIII. The parties also agree that all the parties have resolved all other disputes by and between themselves which shall stand settled/withdrawn for all purposes and the defendant no.2 upon execution of this terms shall withdraw the criminal case no.IPC/129/2012 filed by him against defendant no.1 herein and the plaintiffs no.2 herein and /or in any manner the same shall be



declared as withdrawn and withdrawal application for the same is also to be filed today on 08.03.2023.

- IX. All other suits i.e., Regular civil suit no.41/2014/E which was filed by the defendant no.2 herein against the defendant no.1 herein and plaintiff upon execution of this terms shall be deemed to be withdrawn and for which withdrawal application shall be filed on the same date and there shall be no other and further claims against each other in respect of the said suit.
- X. The plaintiffs herein shall also withdraw CMA/41/2016 upon execution of this terms and the same shall be deemed to be withdrawn and for which withdrawal application shall be filed on same date and there shall be no other and further claims against each other in respect of the said CMA.
- XI. The plaintiffs here shall also withdrawn RCS/66/2018/D upon execution of these terms shall be deemed to be withdrawn and for which withdrawal application shall be filed on same date and there shall be no other and further claims against each other in respect of the said

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RCS 41/2014/E

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suit. There shall be no other and further claims against each other in respect of the said suit property except whatever commitments made with each other and 3rd parties since these efforts for settlement since Jan 2023 shall be binding and effective.

- XII. That respondent no.3 and 4 declare that though they belong to HUF the suit property was purchased in their personal capacity and the same was never part of the HUF property and hence they are legally entitled to and deal with the suit property without the intervention/ consent of the other coparcenaries of the HUF. They declare and undertake that in future if any of the coparcenaries of the HUF raise any claim or demand the same shall be settled by defendants no.3 and 4 at their end without any reference to any of the parties to the present consent terms or the prospective purchaser. The prospective purchaser shall be entitled to all right, title and interest without any hindrance, liability and/or encumbrance. Respondent no.3 and 4 declare that they shall indemnify and keep indemnifying all the parties to the present consent terms as well as prospective

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Srinani



purchaser against any claim or demand raised by the any/all coparcenaries of the HUF.

XIII. That all the suits, complaints, claims, counter claims, cross claims contempt application or any disputes of whatsoever nature vis-a-vis the suit property shall be deemed to be resolved and stand resolved and closed for all purposes by and between the parties and that all parties agree that they shall not file any further claim/petition/suit/application/appeal or raise any other and further demand etc, against each other or the prospective buyer in respect of the suit property including that on consideration save and except the captioned suit.

XIV. All the claims, criminal matters, contempt petitions filed by parties inter-se hereto shall be deemed to be withdrawn/settled and there shall be no claim and that no party shall pursue any claim in any manner. Further the execution of this consent terms means voluntary withdrawal of all claims against each other including criminal complaint referred above and all necessary application be filed.

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RCS 41/2014/E

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XV. It is further agreed by and between the parties that the true copy of the present consent terms shall be attached by respective parties along with their application seeking withdrawal of the suit so as to enable the respective Courts to pass necessary order on the same.

XVI. That the parties hereto have entered into agreement for sale with the prospective purchaser, having book no.1, document, registration number PNJ-1-330-2023 date 09.02.2023 showing willingness in settling various matter among them.

XVII. Selves the recitals in said agreement for sale form the integral part of this present consent terms.

XVIII. The above consent terms are executed between the parties hereto after deliberation and discussion amongst themselves and without any coercion.

XIX. The consent terms and or the consent decree passed in the present matter shall be deemed to be the proper legal title to the suit property unto the plaintiffs.



Given under my hand and the seal of the Court this 30th day of month of March, 2023.



Purva V. Naik
30/3/23
(Purva V. Naik)
Civil Judge Junior Division
"E" Court, Panaji

Prepared by: *bc*

Checked by: *Panganam HC*

Advocate for Plaintiff:

Advocate for Defendant No.1.

Advocate for Defendant No. 2 & 3:

Xerox checked with original
bc



bc
bc

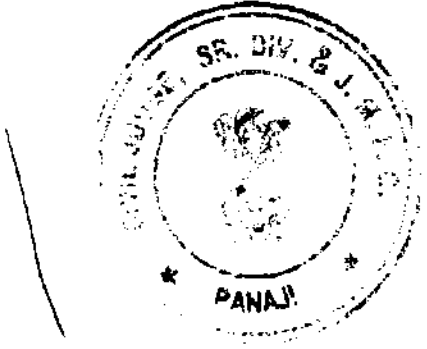
CERTIFIED TRUE COPY
Panganam
05/04/2023
Superintendent Head Clerk
Senior Civil Judge & C.J.M.
Panaji-Goa



1

CERTIFIED COPY *Revised*

Date on which copy applied for 31/3/23
 Date on which application completed 31/3/23
 Date given for taking delivery 31/3/23
 Date on which copy was received 31/3/23
 Date on which copy delivered 31/3/23
 Copying and comparing fees, etc. _____
 Rs. 126/- are credited to Government to the
 State Bank at Panaji vide Receipt 9246
 dated 31/3/23 *ansd dt 5/4/23*



Pangam
 05/04/2023
 Superintendent

134



CNR no. GANG020008922014
 Presented on: 26.03.2014
 Registered on: 26.03.2014
 Decided on: 30.03.2023
 Duration: Years Months Days
 9 0 3

**IN THE COURT OF CIVIL JUDGE JUNIOR
 DIVISION, 'E' COURT AT PANAJI, GOA**
 (Before Purva V. Naik, C.J.J.D., "E" Court, Panaji, Goa)

1081
8881001

Case No: Reg. Civil Suit/41/2014/E

Mr. Jerome D'Cunha,
 37 years of age, Indian national,
 businessman, son of Paulo D'Cunha,
 residing at house no.1008, behind St. Cruz
 High School, 1st Bairo, St. Cruz, Goa. ...Plaintiff.

RCS/41/2014/E

Judgment

Page 1 of 18



V e r s u s

1. Ms. Matilda Milagrina Josephine Finiana Rego,
50 years of age, Indian national,
daughter of late Gregory Gaspar Rego,
resident of house no.1059, Premeiro Bairro,
Santa Cruz, Goa.
2. Mrs. Vinita Maria Braganza,
48 years of age, Indian national,
Wife of Francisco Tomas Fortunato
Braganza, resident of house no.1410,
Bairro, Bondir, Santa Cruz, Ilhas Goa.
3. Mr. Francisco Tomas Fortunato Braganza,
major of age, Indian national,
resident of house no.1410, Bairro, Bondir,
Santa Cruz, Ilhas Goa.
4. State of Goa,
Through its Chief Secretary, Secretariat,
Alto Porvorim, Bardez Goa.
5. The Mamlatdar of Tiswadi,
Office of the Mamlatdar, near Panjim Ferry
Wharf, Panaji Goa.

**Above are registered addresses of the parties.*

APPEARANCE:

Learned Advocate O. Fernandes for the plaintiff.

Learned Advocate E. Dias for the defendant no.1.

Learned Advocate A. Naik for the defendants no.2 and 3.

RCS/41/2014/E

Judgment

Page 2 of 18



JUDGMENT

(Delivered on this 30th day of the month of March, 2023)

This is a suit cancellation of Deed of Sale and for Permanent Injunction.

2. The plaintiff is a businessman engaged in construction business as well as real estate i.e., buying and selling of properties for the purpose of development/construction.

3. The case of the plaintiff is that there exist all that property known as 'Metadade Ultima Adicao de Posrem Bhat' surveyed under survey no.101/3 of Village Bambolim, Tiswadi Goa, admeasuring 5775 sq mts (hereinafter referred to as the **suit property**).

4. It is contended that vide Agreement for Sale dated 22.04.2006, the defendant no.1 agreed to sell to the plaintiff the suit property wherein the defendant no.1 covenanted with the plaintiff that the suit property is free from all encumbrances and charges and that the possession of the suit property was handed over to the plaintiff and sold over a total consideration of Rs.1,15,00,000/- and

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RCS/41/2014/E

Judgment

(Signature)

Page 3 of 18



Rs.1,00,000/- was received by the defendant and that the balance amount would be paid within a period of two years when the suit property is changed to settlement zone. Further, the plaintiff paid Rs.21,00,000/- to the defendant no.1 without conversion of the suit property to settlement zone and in view of the same, the defendant no.1 executed two irrevocable power of attorneys dated 19.07.2006 in favour of the plaintiff conferring upon the plaintiff powers to sell and mortgage the suit property and defendants suits and legal proceedings.

5. It is further contended that the plaintiff from the date of the agreement for sale i.e., 22.04.2006 is in possession of the suit property consisting of several coconut trees and 2 mango trees and that the plaintiff is regularly carrying out plucking operations with regards the trees as per season and also cleaning the suit property. It is further contended that in the suit property there exists a small structure/store house which is used for storing purpose.

RCS/41/2014/E

Judgment

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6. It is further contended that in the other rights column of form I and XIV of the suit property, the name is Oswaldo Urbano J.A.G. D'Souza is appearing as caretaker and the said Oswaldo D'Souza claimed to be a tenant of the suit property and had instituted a tenancy proceedings against the defendant no.1 and thereafter, the plaintiff entered into an agreement dated 02.05.2017 with the said Oswaldo D'Souza whereby the plaintiff would pay Rs.35,00,000/- to the said Oswaldo D'Souza who agreed to not claim tenancy rights. It is contended that the plaintiff paid a sum of more than Rs.10,00,000/- to the said Oswaldo D'Souza and thereafter withdrew the tenancy proceedings filed against the said Oswaldo.

7. Further, it is contended that the plaintiff entered into a memorandum of understanding dated 19.04.2007 with Vilas Kantilal Parmar for the purpose of development of the suit property with the sole basis that the defendant no.1 had a clear and marketable title to the suit property and that the suit property was clear of all charges, claims and demands and the said suit property is not a matter of any litigation and as such, the plaintiff was

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RCS/41/2014/E

Judgment

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to receive a total consideration of Rs.6,00,00,000/- out of which Rs.1,00,00,000/- was paid to the plaintiff.

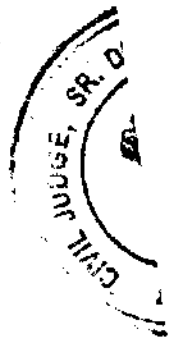
8. It is further contended that the plaintiff received a legal notice dated 05.03.2010 from the advocate of the defendant no.1 stating that the plaintiff had fraudulently obtained power of attorneys from the defendant no.1. The plaintiff replied to the said notice on 08.03.2010. Thereafter, it is contended that on 18.11.2011 the defendant no.1 sent a notice to the plaintiff alleging that she had an earlier agreement and the said earlier agreement was paying her regularly and that she had already executed and registered a sale deed and the plaintiff replied to the said notice on 28.11.2011 informing the defendant no.1 that the plaintiff was assured by the defendant no.1 that the title of the suit property was clear.

9. It is further contended that on 02.03.2012 the said Oswaldo D'Souza came to the plaintiff with a mutation notice received by him from the defendant no.5 to the effect that the defendant no.2 made an application to include her name in the occupants column of the Form I and XIV of the

RCS/41/2014/E

Judgment

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suit property and that the defendant no.2 had acquired rights in the suit property vide deed of sale dated 10.11.2011. It is further contended that on 02.03.2012 the plaintiff obtained a certified copy of the sale deed and handed over a copy to the said Oswaldo.

10. It is further contended that the sale deed dated 07.03.1999 is a sham document which is fabricated only with malafide intention to create the existence of sale agreement dated 22.04.2006. Further it is contended that the sale deed is executed by the defendant no.1 with the defendant no.2 only with the intention of circumventing the legal obligation of the defendant no.1 and defeating the rights of the plaintiff.

11. Further it is contended that on 03.03.2012 the said Oswaldo D'Souza approached the plaintiff and abused the plaintiff by claiming that the plaintiff had cheated him and that while leaving warned the plaintiff that if the plaintiff had not set the records right, he would initiate a legal proceedings. It is therefore, contended that if the legal proceeding is initiated against the plaintiff irreparable loss

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RCS/41/2014/E

Judgment

11/12/14

Page 7 of 18



would be caused to him as he is a known person and businessman. Hence, the present suit is filed.

12. After the receipt of the summons, the defendants appeared and the Defendants no.2 and 3 filed their written statement at **Exhibit D-18** and the defendant no.1 filed his written statement at **Exhibit D-16** denying the case of the plaintiff.

13. The plaintiffs and the defendants thereafter appeared before me on 08.03.2023 and filed the **Consent terms dated 08.03.2023**, which are set out here under for ready reference:-

CONSENT TERMS

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I. *The parties hereto after deliberation and discussion amongst themselves and without any coercion including the newly added defendant no.3 and 4 have agreed to amicably settle all their disputes which are/were pending amongst themselves and which are listed herein below and have decided to file the consent terms before this Hon'ble Court which are set out herein under and*

RCS/41/2014/E

Judgment

Page 8 of 18

CIVIL JUDGE



which may be accepted by this Hon'ble Court and consent decree may be drawn.

II. All the parties agree and admits that this the suit/lis between and amongst them was concerning the property known as 'Metadade Ultima Adicio De Posrem Bhat' situated at Bambolim, Tiswadi Taluka within jurisdiction of Village panchayat of Curca Bambolim/Telaulim, North Goa, State of Goa, and which is described in the land registration office of Ilhas under no.6006, folio 72(v) of book B-16 (N) and surveyed under survey no.101/3 Village Bambolim Tiswadi Goa admeasuring 5775 sq mts matríz no.137 and bounded as towards the east by 3 mts vide Nallah, towards the west by 6 mts vide road, towards the north by survey no.101/1 and towards the south by survey no.102 and which is referred t as the SUIT PROPERTY.

III. In the present suit it is agreed and decided by all the parties that the sale deed of the plaintiffs and defendant no.1 dated 10.11.2011 duly executed

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RCS/41/2014/E

Judgment

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Page 9 of 18



before the Sub registrar of Ilhas and registered in book-I document, registration no.PNJ-BK1-02987-2011 CD number PNJD11 on 10.11.2011 be declared as valid subsisting, convey's title of the 'suit property' unto plaintiffs and is binding on all the parties.

IV. The suit property was purchase by the plaintiffs from the defendant no.1 by virtue of a registered sale deed dated 10.11.2011. Plaintiffs in the present suit are the absolute owners in possession being title holder of the suit property and which sale deed was executed pursuant to an agreement of sale deed dated 07.03.1999 and is duly registered before the sub registrar of Ilhas.

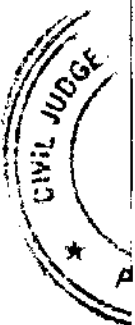
V. The parties hereto admits and acknowledge the orders passed by the Hon'ble District Court in MCA/23/2014 and by order dated 09.12.2016 by virtue of which the restrained order passed Civil Judge Junior Division at Panaji restraining defendants herein from creating any 3rd party right by using POA so also not to register any

RCS/41/2014/E

Judgment



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documents in respect of the suit property by using the POA is upheld.

VI. In view of the above, parties further accept a declaration by this Court that sale deed executed on 27.05.2014 executed before the sub registrar of Ilhas and registered in book-1 document, registration no.PNJBK1- 013352014-2014 CD number PNJD30 on 17.06.2014 in respect of the suit property executed between defendant no.3 as delegated POA of defendant no.1 through defendants no.2 selling unto defendant no.4 be declared null and void and the same shall stand cancelled for all purposes and the decree to be drawn accordingly thereby directing the sub registrar of Ilhas Tiswadi Goa, ordering cancelation of the said deed dated 27.05.2014 registered in book-1 documents reg.no.PNJ-BK1-013352014-2014 be ordered to be produced and cancelled and the registration of the same also cancelled in the records of sub registrar within 30 days from the date of execution of this consent

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RCS/41/2014/E

Judgment

Page 11 of 18



terms and passing of the consent decree and for all purposes the said deed dated 27.05.2014 which is a 2nd sale deed being without an authority or power shall be declared as null and void and not binding on any parties.

VII. The said sale deed was executed by using the POA issued by the defendant no.1 by virtue of sub delegation clause despite of injunction order.

VIII. The parties also agree that all the parties have resolved all other disputes by and between themselves which shall stand settled/withdrawn for all purposes and the defendant no.2 upon execution of this terms shall withdraw the criminal case no.IPC/129/2012 filed by him against defendant no.1 herein and the plaintiffs no.2 herein and /or in any manner the same shall be declared as withdrawn and withdrawal application for the same is also to be filed today on 08.03.2023.

IX. All other suits i.e., regular civil suit no.41/2014/E which was filed by the defendant no.2 herein

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against the defendant no.1 herein and plaintiff upon execution of this terms shall be deemed to be withdrawn and for which withdrawal application shall be filed on the same date and there shall be no other and further claims against each other in respect of the said suit.

X. The plaintiffs herein shall also withdraw CMA/41/2016 upon execution of this terms and the same shall be deemed to be withdrawn and for which withdrawal application shall be filed on same date and there shall be no other and further claims against each other in respect of the said CMA.

XI. The plaintiffs here shall also withdraw RCS/66/2018/D upon execution of these terms shall be deemed to be withdrawn and for which withdrawal application shall be filed on same date and there shall be no other and further claims against each other in respect of the said suit. There shall be no other and further claims against each other in respect of the said suit property

RCS/41/2014/E

Judgment

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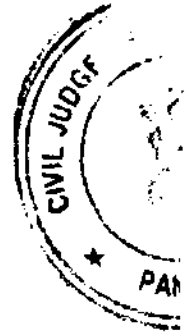


except whatever commitments made with each other and 3rd parties since these efforts for settlement since Jan 2023 shall be binding and effective.

XII. That respondent no.3 and 4 declare that though they belong to HUF the suit property was purchased in their personal capacity and the same was never part of the HUF property and hence they are legally entitled to and deal with the suit property without the intervention/ consent of the other coparcenaries of the HUF. They declare and undertake that in future if any of the coparcenaries of the HUF raise any claim or demand the same shall be settled by defendants no.3 and 4 at their end without any reference to any of the parties to the present consent terms or the prospective purchaser. The prospective purchaser shall be entitled to all right, title and interest without any hindrance, liability and/or encumbrance. Respondent no.3 and 4 declare that they shall indemnify and keep

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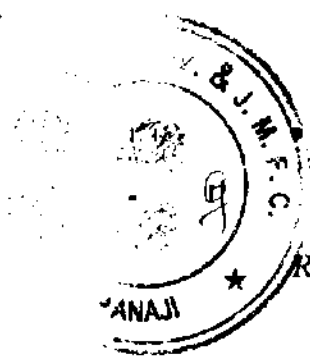


indemnifying all the parties to the present consent terms as well as prospective purchaser against any claim or demand raised by the any/all coparcenaries of the HUF.

XIII. That all the suits, complaints, claims, counter claims, cross claims contempt application or any disputes of whatsoever nature vis-a-vis the suit property shall be deemed to be resolved and stand resolved and closed for all purposes by and between the parties and that all parties agree that they shall not file any further claim/petition/suit/application/appeal or raise any other and further demand etc, against each other or the prospective buyer in respect of the suit property including that on consideration save and except the captioned suit.

XIV. All the claims, criminal matters, contempt petitions filed by parties inter-se hereto shall be deemed to be withdrawn/settled and there shall be no claim and that no party shall pursue any claim in any manner. Further the execution of

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RCS/41/2014/E

Judgment

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Page 15 of 18



this consent terms means voluntary withdrawal of all claims against each other including criminal complaint referred above and all necessary application be filed.

XV. It is further agreed by and between the parties that the true copy of the present consent terms shall be attached by respective parties along with their application seeking withdrawal of the suit so as to enable the respective Courts to pass necessary order on the same.

XVI. That the parties hereto have entered into agreement for sale with the prospective purchaser, having book no.1, document, registration number PNJ-1-330-2023 date 09.02.2023 showing willingness in settling various matter among them.

XVII. Selves the recitals in said agreement for sale form the integral part of this present consent terms.

XVIII. The above consent terms are executed between the parties hereto after deliberation and

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RCS/41/2014/E

Judgment *1/2*

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CIVIL JUDGE



discussion amongst themselves and without any coercion.

XIX. The consent terms and or the consent decree passed in the present matter shall be deemed to be the proper legal title to the suit property unto the plaintiffs.

14. For a valid compromise the following requirements ought to be fulfilled.

- i. There must be an agreement or compromise;
- ii. It must be in writing and signed by the parties;
- iii. It must be lawful;
- iv. It must be recorded by the court and
- v. A compromise (consent) decree must have been passed.

*19/11/14
Srinani*

15. From the perusal of the consent terms on record, it is seen that there is an agreement which is signed by all the parties to the present suit and is in writing and which I am satisfied it to be lawful and valid. Hence, as all



RCS/41/2014/E

Judgment

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the conditions of a valid compromise has been complied with, I pass the following:-

ORDER

The suit stands disposed off in view of the compromise arrived between the parties as per the Consent Terms dated 08.03.2023.

Draw Decree accordingly.

Proceeding Closed.

Pronounced in the Open Court.

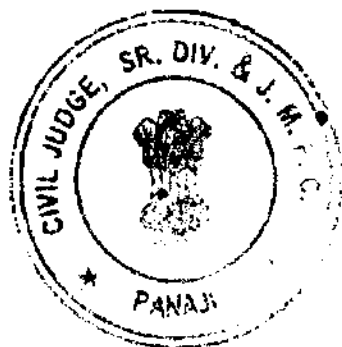


*U/S
K. Sinani*

Panaji Goa.
Date: 30.03.2023.
bs/-

(Purva V. Naik)
Civil Judge Junior Division,
'E' Court, Panaji Goa.

*Xerox checked with original
of
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CERTIFIED TRUE COPY
Pangam
05/04/2023
Superintendent/Head Clerk
Senior Civil Judge & C.J.M.
Panaji-Goa

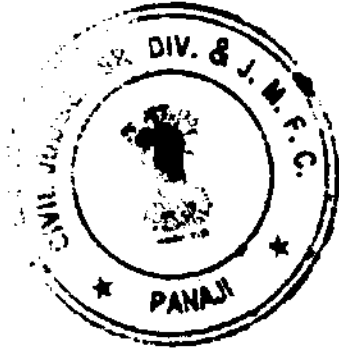
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Judgment

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Date on which copy applied for 21/3/23
Date on which application completed 21/3/23
Date given for taking delivery 21/3/23
Date on which copy was ready 21/3/23
Date on which copy delivered 21/3/23
Copying and comparing fees, etc. _____
Rs. 25/- are credited to Government to the
State Bank at Panaji vide receipt 9966
dated 21/3/23

31/3/2023
Superintendent

IN THE COURT OF THE JUDICIAL MAGISTRATE FIRST CLASS AT PANAJI
GOA

I.P.C No.129/2012/D

Mr. Jerome D'Cunha,
38 years of age,
Indian National,
Businessman, son of Paulo D'Cunha,
residing at House No.1008,
behind St. Cruz, High School,
1st Bairo, St. Cruz, Goa

.....Complainant

V/s

1. Ms. Matilda Milagrina Josephine,
Finiana Rego, 50 years of age,
Indian National, daughter of
late Gregory Gaspar Rego,
resident of House No.1059,
Premeiro Bairo, Santa Cruz, Goa.

.....Accused No.1

2. Mr. Francisco Tomas Fortunato Braganza,
major of age, Indian National,
resident of House No.1410,
Bairo, Bondir, Santa Cruz, Ilhas, Goa

.....Accused No.2

*Compared with
original
for
copy*





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Exh 1c
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IN THE COURT OF THE JUDICIAL MAGISTRATE FIRST CLASS, AT PANAJI - GOA

Private Criminal Complaint No. ____/2012

Mr. Jerome D'Cunha,
38 years of age,
Indian National,
businessman,
son of Paulo D'Cunha,
residing at House No.1008,
behind St. Cruz High School,
1st Bairo, St. Cruz, Goa

PRESENTED ON 18/8/2012
18/8
SUPPORTING CLERK

... Complainant

v.

1. Ms. Matilda Milagrina Josephine
Finiana Rego,
50 years of age, Indian National,
daughter of late Gregory Gaspar Rego,
resident of House No.1059,
Premeiro Bairo, Santa Cruz, Goa

REGISTERED UNDER NO. ____
ON 18/8

18/8
HEAD CLERK

2. Mr. Francisco Tomas Fortunato Braganza,
major of age, Indian National,
resident of House No.1410, Bairo, Bondir,
Santa Cruz, Ilhas, Goa

... Accused

Complaint u/s 190(a) of the Cr.P.C.
r/w Ss.193 & 465 of the I.P.C.

MAY IT PLEASE YOUR HONOUR:-

The Complainant states as under:-

1. By an Agreement for Sale dated 22/4/06, duly
executed before a Notary Public, Mr. Wilfred Boadita, the

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Received [Signature]
7-1-13

[Signature]
7/1/13



the Civil Judge Junior Division, Panaji in R.C.S. No.91/2012/D.

4. It is stated that under the Agreement for Sale dated 22/4/06, the Accused no.1 received from the Complainant a sum of more than Rs.21 lacs. Annexed hereto is the Bank Statement of the Complainant, which shows that the aforesaid sum is paid to the Accused No.1.

5. The alleged Agreement dated 7/3/99, is not notarized. Further, in the Agreement for Sale dated 22/4/06, the Accused no.1 specifically mentioned that the property is free from encumbrances which means that the Agreement dated 7/3/99 did not exist. Had the Agreement dated 7/3/99 existed, the Accused No.1 would not have received a sum of more than 21 lacs from the Complainant under the Agreement for Sale dated 22/04/2006 or executed 2 Irrevocable P.O.A.s in his favour. Annexed hereto are the 2 Irrevocable POAs executed by the Accused No.1 in favour of the Complainant. Further, there were 2 Public Notices issued on 25/9/07 in the Navhind Times and Gomantak Times inviting objections from any persons having claim to the property. However, no claims whatsoever were received. All these facts go to show that the document styled as Agreement

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Accused No.1 agreed to sell to the undersigned the property bearing survey no.101/3, Bambolim, Tiswadi, Goa, for a sum of Rs.1,15,00,000/- (Rupees One Crore Fifteen Lacs Only). Annexed hereto is a copy of the Agreement for Sale dated 22/4/06.

2. However, in violation of the aforesaid agreement, the Accused No.1 sold the aforesaid property to the Accused No.2's wife vide Deed of Sale dated 10/11/2011. This Deed of Sale is duly challenged by the Complainant before the Civil Court in C.S. No.10/12 before the Hon'ble District Judge - I, Panaji.

3. In order to cover up their illegality and misdeeds of executing the Deed of Sale, the Accused Nos.1 & 2, have forged, fabricated and manipulated a document styled as an Agreement for Sale dated 7/3/99 allegedly executed between the Accused No.1 and Accused No.2 and are claiming that the Deed of Sale is based on the alleged Agreement dated 7/3/1999. Annexed hereto is a copy of the Agreement for Sale dated 7/3/99, which for the first time came to the Complainant's knowledge when the same was produced in the aforesaid C.S. No.10/12 and subsequently produced before

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DISTRICT JUDGE, ST



dated 7/3/99, was made/executed dishonestly by the Accused only with the intention of causing wrongful gain to the Accused and defeat the rights of the Complainant, cause monetary loss to him and create a false illusion that the Deed of Sale of 10/11/11 is executed on the basis of the said alleged Agreement dated 7/3/99.

6. The Complainant states that the document styled as Agreement for Sale and dated 7/3/99, never existed on the date mentioned therein nor was it executed on the said date. The said document contains a false statement that the Accused No.1 has agreed to sell to the Accused No.2 the said property bearing survey no.101/3, Bambolim, as mentioned in the said document or vide the said document or as on the date mentioned in the said document.

7. It is stated that the aforesaid document styled as Agreement for Sale dated 7/3/99 is made by the Accused with the intention of producing the same in judicial proceedings and inter alia produced before the Hon'ble District Judge-I and Hon'ble Civil Judge Junior Division as evidence with the intention that the latter may entertain an erroneous opinion that there existed an Agreement for Sale dated 7/3/99 whereby the Accused No.1 agreed to sell to the

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19/6/99



Accused No.2 the property bearing survey no.101/3, Bambolim and that the Deed of Sale dated 10/11/11 is based on the said fabricated document i.e. Agreement for Sale dated 7/3/99.

In the circumstances narrated hereinabove, it is prayed that the Accused be prosecuted and punished for the offences aforementioned.

Panaji - Goa
18/08/2012

COMPLAINANT

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18/08/2012



**IN THE COURT OF CIVIL JUDGE, JUNIOR DIVISION,
'D' COURT AT PANAJI DISTRICT - NORTH GOA.**

(Before Mr. Sabino Adrian Braganza, J.M.F.C., "D" Court, Panaji)

Criminal Case No. IPC 129/2012/D

Appearance:-

For Complainant- Adv. (Mr.) O. Fernandes.

For Accused No. 1 - Adv. (Mr.) E. Dias.

For Accused No. 2 - Adv. (Mr.) A. Naik.

ORDER Below Exhibit C-1
(Delivered on 08th March, 2023)

1. This order shall dispose the Complaint filed under Section 190(a) of the Code of Criminal Procedure 1973 read with Section 193 and 465 of the Indian Penal Code 1860.
2. From records, as per Order dated 19.11.2012 process was issued against the Accused under Section 193 and 465 of the Indian Penal Code 1860.
3. The Substance of Accusation was explained to the Accused under Section 465 of I.P.C., since Section 193 of the I.P.C. was dropped by



08/3/2023



virtue of an Order at Exhibit D-81 as the said Section had a specific bar under Section 195(1)(b)(1) of Cr.P.C.

4. The Complainant preferred a Writ before the Hon'ble High Court of Bombay bearing Criminal Writ Petition of 192/2019 which was accordingly decided that the Magistrate shall proceed in the present complaint which was decided by virtue of Order dated 22.09.2021.
5. Further records reveals that there is also a Suit bearing Regular Civil Suit No. 91/2012/D including a Civil Miscellaneous Application No. 41/2016 and a Regular Civil Suit No. 66/2018/D before the Court of the Civil Judge, Junior Division and Judicial Magistrate First Class at Panaji between the same parties on the same subject matter of the property bearing Survey No.101/3 of Village Bambolim.
6. The Complainant along with the Accused and their respective advocates today filed an application at Exhibit D-113 for preponement and an application at Exhibit C-114 for withdrawal of the Complaint and accordingly prayed that the Complaint be treated as closed.

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2023/9/23



- 7. Upon perusal of the records Section 465 of the I.P.C. deals with punishment for forgery and the punishment being for a period of two years, Section 257 of Cr.P.C. is being invoked in terms of law since the Complainant is desirous to withdraw the complaint.
- 8. Hence in view of above, I am inclined to pass the following:

ORDER

- i. The Accused No.1 and 2 stands acquitted for the offence punishable under Section 465 of the Indian Penal Code 1860 vide Section 257 of the Criminal Procedure Code 1973.
- ii. Bail Bond/Surety furnished if any stands cancelled.
- iii. Warrants issued if any stands cancelled.
- iv. Proceedings under Section 193 of Indian Penal Code is dropped as per Order at Exhibit D-81 dated 22.10.2018.

Dictated and pronounced in the Open Court.

Proceedings Closed.

Place:-Panaji;
Dated:-08.03.2023.

mg/*

[Handwritten Signature]
 08/03/2023
 (Sabino Adrian Braganza)
 Civil Judge, Junior Division,
 'D' Court, Panaji-Goa.



IPC No.129/S/2012/D
GANG-0200-1505-2012

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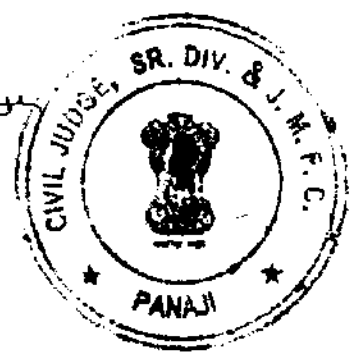
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CERTIFIED TRUE COPY

[Handwritten Signature] 31/3/2023
 Superintendent/Head Clerk
 Senior Civil Judge E.C.J.M.
 Panaji-Goa

Compared with
 original
 +
 case



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28/12/2012

Permanent Account Number
28/12/1999

GOAN REAL ESTATE AND
CONSTRUCTION PRIVATE LIMITED

GOVT. OF INDIA
गोवा सरकार






INCOME TAX DEPARTMENT
आयकर विभाग



Handwritten notes

C. No. 1794
Dt. 19/06/23



 

 **Vinilo Braganca**
DOB: 14/01/1981
Female

19/01/2012


मेरा आधार, मेरी पहचान

Braganca

भारतीय जनसंख्या आयोग
Ministry of Statistics and Programme Implementation
भारतीय जनसंख्या प्राधिकरण
Ministry of Statistics and Programme Implementation of India

Address: W/O Fortunato Braganca, H. No. 1410,
Near Football Ground, Bondir, Santa Cruz, North
Goa, Goa, 403006



1847 help@uidai.gov.in www.uidai.gov.in



Su. NO. 1794

dt. 19/06/23

भारत सरकार

सर्विसले टोमस फोर्तुनादे दे ब्रागा
Francisco Tomas Fortunado De Braganca
जन्म तिथि/DOB: 31/01/1956
पुल्ल्य MALE

VID : 9188 7858 8525 9991

मेरा आधार, मेरी पहचान

ISSUE DATE: 24/06/2012

Signature

भारत सरकार

सर्विसले टोमस फोर्तुनादे दे ब्रागा
Francisco Tomas Fortunado De Braganca
जन्म तिथि/DOB: 31/01/1956
पुल्ल्य MALE

VID : 9188 7858 8525 9991

मेरा आधार, मेरी पहचान

ISSUE DATE: 24/06/2012




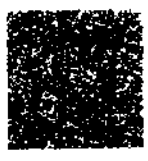
De. 19/06/23

१. आयकर विभाग, भारत सरकार
 Income Tax Department, Govt. of India
 २. आयकर विभाग, भारत सरकार
 Income Tax Department, Govt. of India
 ३. आयकर विभाग, भारत सरकार
 Income Tax Department, Govt. of India
 ४. आयकर विभाग, भारत सरकार
 Income Tax Department, Govt. of India
 ५. आयकर विभाग, भारत सरकार
 Income Tax Department, Govt. of India

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आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

भारतीय भुक्त भंडार कार्ड
 Payment Account Number Card

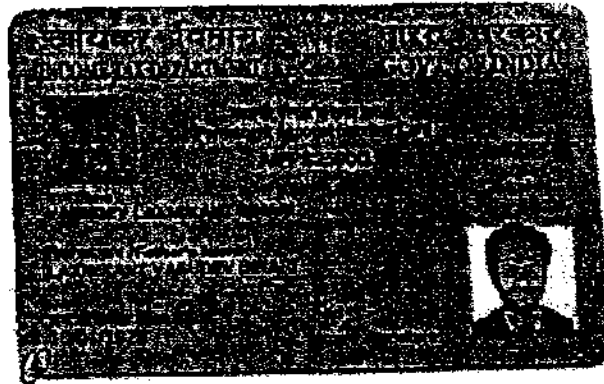
NOME: FRANCISCO TOMAS FORTUNATO DE BRAGANCA
 NOME DO PAIS: PORTUGAL
 IDENTIFICACAO: ACCIDENTE BRAGANCA

Data de Emissao: 31/01/2000
 Local de Emissao: *[Signature]*

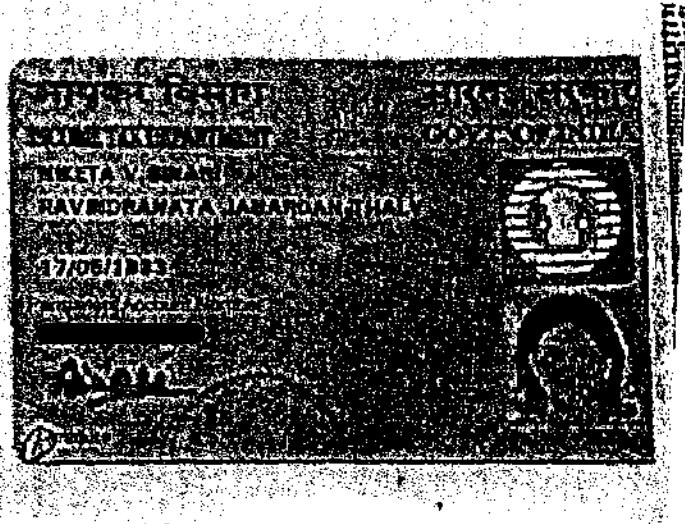
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SE NO. 174
Dt. 19/06/23



S. NO. 1794
26.12.23



Se.No. 1796
dt. 19/05/23



भारत सरकार

Unique Identification Authority of India

Enrollment No.: 1118/00023/12793

To
Matilda Milagrina Cezariana Finiana Josefina Do
Rego
W/O Gregorio Gaspar Do Rego
H.No. 1059 Premeiro Bairro
Santa Cruz S.O
Goa-Panaji North Goa
Gos 403005

18/04/2012

2772803



UG2772803981



आपका आधार क्रमांक / Your Aadhaar No. :

आधार — आम आदमी का अधिकार



भारत सरकार

Matilda Milagrina Cezariana Finiana
Josefina Do Rego
Year of Birth : 1958
Female



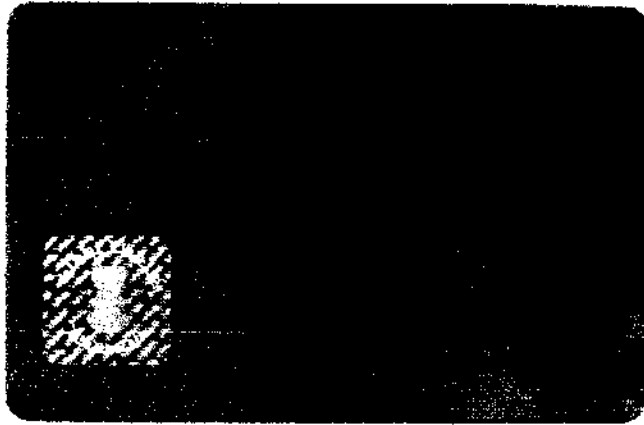
आधार — आम आदमी का अधिकार

AK Rego

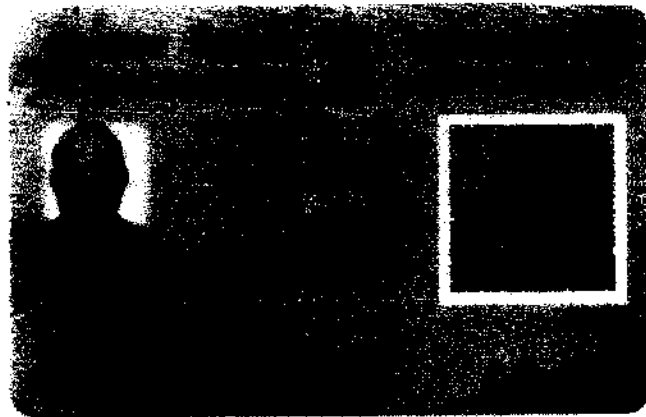


Sr. No. 1796

Dt. 19/06/23



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Sl. NO. 1794



Dt. 19/06/23

ಸರ್ಕಾರಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 4/2023
Franchisee Name: Parvathi De Srinivas
ವಯೋಮಾನ: 36/06/1986
ಇತರೆ ವಿವರ

ಪರಿಶೀಲಿಸಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 4/2023
ವಿಳಿ : 19/06/2023 ರಿಂದ 19/06/2023
ಜಿಲ್ಲಾ ಆಧಾರ, ಜಿಲ್ಲಾ ಮಹಾನ್ಯ

[Handwritten signature]

ಸರ್ಕಾರಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 4/2023
Franchisee Name: Parvathi De Srinivas
ವಯೋಮಾನ: 36/06/1986
ಇತರೆ ವಿವರ

ಪರಿಶೀಲಿಸಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 4/2023
ವಿಳಿ : 19/06/2023 ರಿಂದ 19/06/2023
ಜಿಲ್ಲಾ ಆಧಾರ, ಜಿಲ್ಲಾ ಮಹಾನ್ಯ

ಸಂಖ್ಯೆ: 4/2023
 ಸಂಖ್ಯೆ: 4/2023
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 ಸಂಖ್ಯೆ: 4/2023

ಸಂಖ್ಯೆ: 4/2023
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 ಸಂಖ್ಯೆ: 4/2023
 ಸಂಖ್ಯೆ: 4/2023

ವಿಳಿ : 19/06/2023 ರಿಂದ 19/06/2023
ಜಿಲ್ಲಾ ಆಧಾರ, ಜಿಲ್ಲಾ ಮಹಾನ್ಯ

ಸಂಖ್ಯೆ: 4/2023 | ಸಂಖ್ಯೆ: 4/2023 | ಸಂಖ್ಯೆ: 4/2023

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Sr. No. 1794

Dt. 10/06/23

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



नाम / Name
VILAS KANTILAL PARMAR

पिता का नाम / Father's Name
KANTILAL PARMAR



जन्म की तारीख
Date of Birth
08/12/1965

हस्ताक्षर / Signature

17022021



S. No. 1794
Dt. 19/04/23



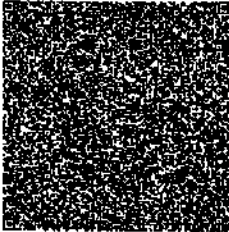
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



नोंदणी क्रमांक/ Enrolment No.: 0657/03161/74464

To
विलास कांतीलाल परमार
Vilas Kantilal Parmar
flat no 101 sn -65/1-2a/2/1
parmar avenus
pune
ghorpadi
Pune City
Pune
Pune Maharashtra - 411001
9822051737

Download Date: 18/02/2021
Issue Date: 08/02/2021




आपला आधार क्रमांक / Your Aadhaar No. :
[REDACTED]
VID : 9146 4317 7265 1772
माझे आधार, माझी ओळख





विलास कांतीलाल परमार
Vilas Kantilal Parmar
जन्म तारीख/DOB: 08/12/1965
पुरुष/ MALE

Download Date: 18/02/2021
Issue Date: 08/02/2021



[REDACTED]
VID : 9146 4317 7265 1772
माझे आधार, माझी ओळख



माहिती



- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



पत्ता:
फ्लॉट नो 101 सन -65/1-2a/2/1, परमार अवेन्यूस,
घोरपदी, पुणे, पुणे शहर, पुणे,
महाराष्ट्र - 411001

Address:
flat no 101 sn -65/1-2a/2/1, parmar avenus,
ghorpadi, pune, Pune City, Pune,
Maharashtra - 411001

[REDACTED]
VID : 9146 4317 7265 1772

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भारत सरकार

Unique Identification Authority of India



Sl no. 1794

dt. 19/06/23

E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 1171/02044/31084

Harsha Vilas Parmar (हर्षा विलास परमार)

सूचना

Flat No-6 Floor No-6, 2418 East Street, Near State Bank Of India, Pune City, Pune, Maharashtra - 411001

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

Date: 16/10/2015

तुमचा आधार क्रमांक/Your Aadhaar No.:



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-सामान्य माणसाचा अधिकार

1947
1800 300 1947

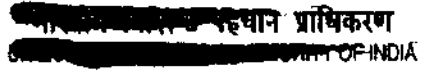
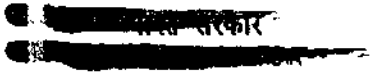
help@uidai.gov.in

www.uidai.gov.in

Validity unknown
Digitally signed by UIDAI
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.10.16 10:22:37 IST

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



हर्षा विलास परमार
Harsha Vilas Parmar
जन्म तारीख/ DOB: 29/12/1966
महिला / FEMALE



पत्ता:
फ्ल्याट नं-६ फ्लोर नं-६,
२४१८ ईस्ट स्ट्रीट, स्टेट बँक
ऑफ इंडिया जवळ, पुणे
सिटी, पुणे,
महाराष्ट्र - 411001

Address:
Flat No-6 Floor No-6, 2418 East Street,
Near State Bank Of India, Pune City,
Pune,
Maharashtra - 411001

आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhikar

MU Parmar

MU Parmar



Su. No. 1794
Dt. 19/06/22

आयकर विभाग
INCOME TAX DEPARTMENT
HARSHA VILAS PARMAR

भारत सरकार
GOVT. OF INDIA

SURESH BANKER

29/12/1986

Permanent Account Number

[REDACTED]

HV Parmar

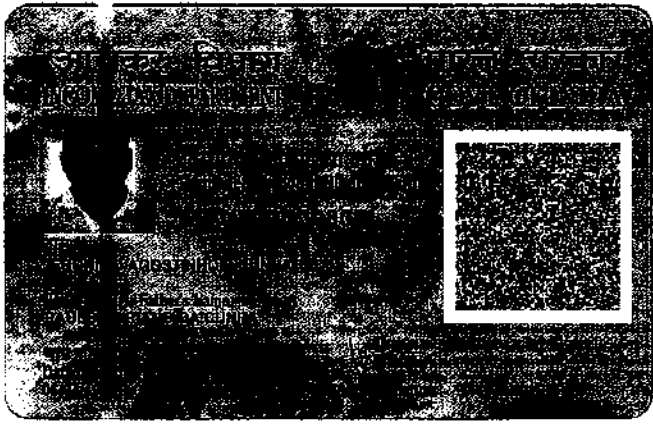
Signature



HV Parmar



Sl. No. 1794
Dt. 19/06/23






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SA. NO. 1794

30.12/2013





Jeronimo Agostinho D Cunha
 Year of Birth : 1970
 Male


आधार - आम आदमी का अधिकार


Handwritten signature





पहचान प्राधिकरण
भारत सरकार
GOVERNMENT OF INDIA

Address:
 S/O Piedade D Cunha, H.No. 1008, 1st
 Bairro, Santa Cruz, Tiswadi, Santa Cruz,
 Santa Cruz, North Goa, Goa, 403005

 1947
 1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
 Bengaluru-560 001

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Sl. No. 1794
Dt 19/06/22

OFFICE OF THE TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER
PATTO, PANAJI-GOIA.

Ref No.: TIS/940/49(6)/BAM/FCP-2022/ 27/1 Dated: 16/9/2022

To

Mr. Jerome D'cunha,

R/o H. No. 1008, Behind St. Cruz High School

P. Bairro, St. Cruz-Goa

Sub: Application for NOC under Section 49 (6) of the Town & Country
Planning Act, 1974 for Registration of Deeds.

Ref: Your application dtd. 07/09/2022, awarded in this office vide no. 1453 dtd
07/09/2022.

Sir,

With reference to the above cited subject, your application for issue of NOC under
Section 49(6) of the Town & Country Planning Act, 1974 for registering of Sale deed
with regards to property surveyed under No. 1013, of village Bambolim, Tiswadi
Taluka admeasuring area of 5775.00m² is an original plan.

Hence NOC n's 49(6) is not required in pursuance to guidelines issued vide
Order, bearing ref.no.21/1 T.C.P. 2018 605 dated 28.03.2018 of the Chief Town Planner.

Yours faithfully,

(K. Ashok kumar)
Dy. Town Planner



Sl. No. 1794
Dt. 19/06/23



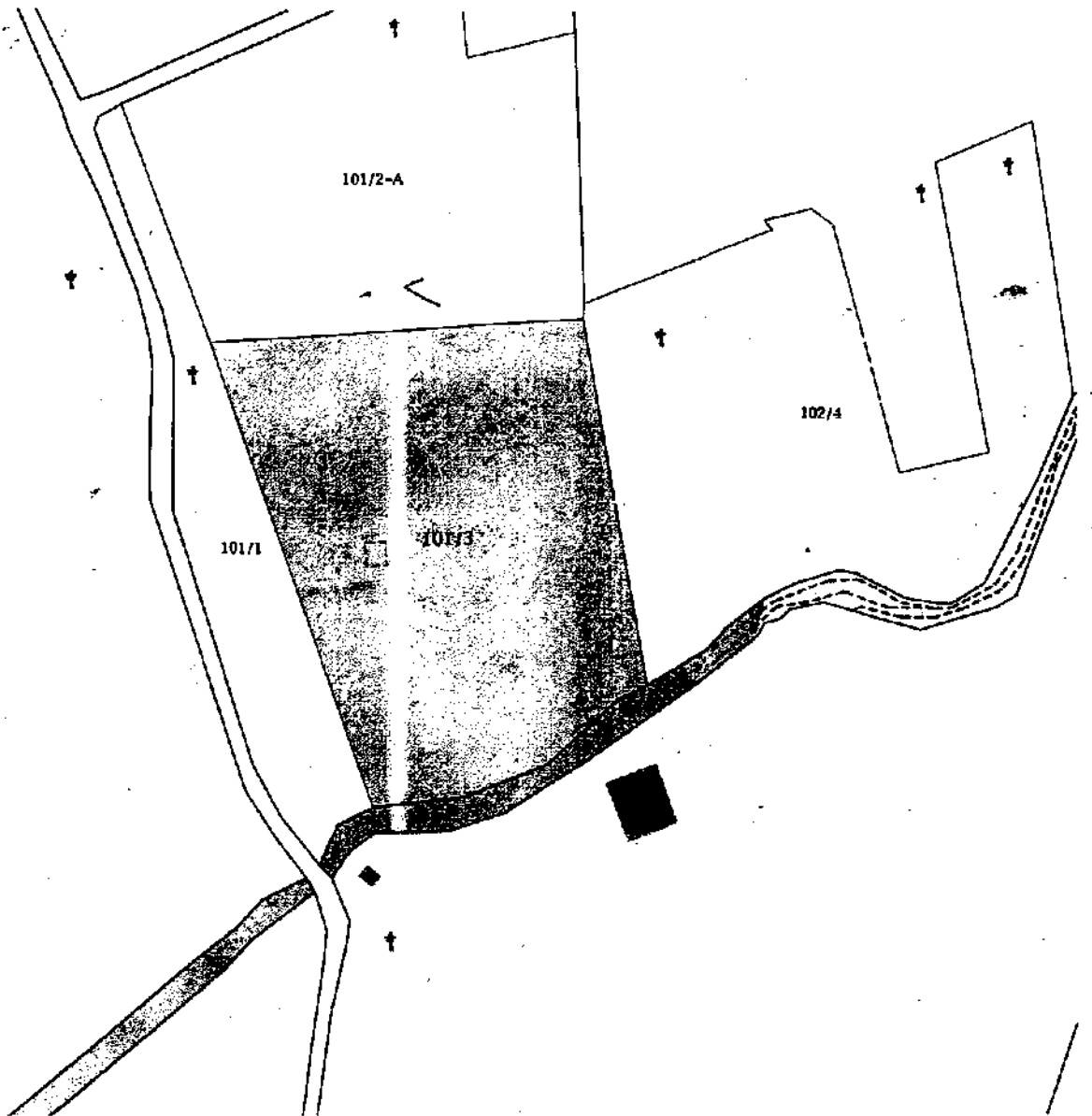
Government Of Goa
Directorate of Settlement and Land records
Plan

Appn Date :24/04/2023

Ref. No.: 2956



Scale 1:1000



Taluka Name : TISWADI
Village Name : Bambolim
Survey No. : 101
Subdiv No : 3



Report Generated By: AJAY

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Sl. No. 1794
Dt. 10/06/23



Government of Goa
Directorate of Settlement and Land Records
Survey Plan

TISWADI Taluka

BAMBOLIM Village



Scale 1:1000

Reference No.: 1000000394908

101/2A

102/1

101/3

101/1



S.No. 1794
Date: 12/05/23



FORM I & XIV

100017301141

Date : 16/06/2023

नमुना नं १ व १४

Page 1 of 1

Taluka TISWADI
तालुका
Village Bambolim
गांव
Name of the Field Metadada u.d.p.Bhat
शेताचे नांव

Survey No. 101
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिगायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.57.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.57.50

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 जामीन	Grand Total एकूण
0000.00.25	0000.00.00	0000.00.25	0000.57.75

Assessment : Rs. 0.00 For Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00
आकार फोर प्रेदियाल रेंट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Matilda Milagrina Josefina Finiana de			
2	Rego		53	

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

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Mutation No.

फेरफार नं

Remarks

शेर

Casrelaker.

Oswaldo Urbano Jose Antonio Gabriel D'Souza.

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator नामधर करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated	Unirrigated	Land not Available for Cultivation नापिक जमीन		Source of irrigation सिंचनाचा शरि	Remark शेर
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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



Form 60
(See third provision to rule 114 B)

Form of Declaration to be filled by a person who does not have either a Permanent Account Number (PAN) or General Index Register (GIR) No and who makes payment in cash in respect of transaction specified in clauses (h) of rule 114B.

1. Full name & address of the declarant Ms. MATILDA MILAGRINA JOSPFINA DO REGO

H.N.01059, Premeiro Bairro, Santa Cruz

2. Particulars of transaction Sale Deed (Consenting Party)

3. Amount of transaction 10,00,00,000/- (Ten Crores)

4. Are you assessed to tax Yes/No Plot Area: 5775

Survey No: 101/3 Village Bambolim

Bambolim Goa

5. If Yes

- i) Details of Ward/Circle/Range where the last return of Income was filed
ii) Reasons for not having Permanent Account Number (PAN) / General Index Register Number (GIR No).

6. Details of the documents being produced in support of address in column (1)

Aadhar Card: 467566634867

VERIFICATION

I Ms. Matilda M.J. Rego do hereby declares that what is stated above is true to the best of knowledge & belief.

Verified today, the 17th Day of June 2023

Date: 17.06.2023

Place: Panaji

M. Rego
Signature of the Declarant

Instructions:-

Documents which can be produced in support of the address are:

- i) Ration Card
- ii) Passport
- iii) Driving License
- iv) Identity card issued by any institution
- v) Copy of electricity bill or telephone bill showing residential address
- vi) Any document or communication issued by any authority of Central Government / State Government / Local bodies showing residential address
- vii) Any other documentary evidence in support of his/her address given in the declaration

1) Name of the vendor Mrs. Vinita Braganca alias Vinita Braganca and ann

2) Name of the Purchaser MS Goan Real Estate & Construction Pvt. Ltd and ers.

3) Mode of Payment - Cheque



Sa. NO. 1794

Dt. 19/06/23



Grew



For Deed of Sale

(Signature)

MVPanwar



Se. No. 1794
Dt. 19/04/23



 


भारत सरकार
Unique Identification Authority of India

Enrollment No. : 2078/55789/01080


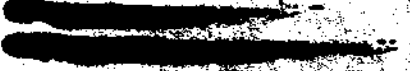


To
Siddhi Parash Sinar

29/03/2017 W/O: Parash Laxmikant Sinar
H.No. C-2, 86
Patio
Ribandar, Tlewadi, North Goa.
Goa - 403008
9527193329


KA155601210FH
15560121 

आपका आधार क्रमांक / Your Aadhaar No. :


मेरा आधार, मेरी पहचान

 
 
Siddhi Parash Sinar
DOB: 07/06/1988
Female

मेरा आधार

Sinar

For Deed of Sale



Sl. No. 1794

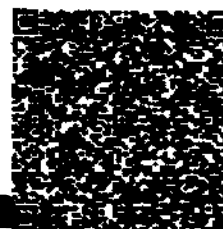
dt. 14/06/23



भारत सरकार



Faresh Laxmikant
Sinari
DOB: 24/01/1981
Male / MALE



महान प्राधिकरण

REGISTRAR OF MORTGAGES

Address:

S/O Laxmikant Sinari, H.No.C-2, 86,
Patto, Ribander, Ribandar S.O, North
Goa,
Goa - 403006



1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 081

For Dead CP. Sale



S. NO. 1794

DT. 19/06/23

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURESH VASUDEV SINARI

VASUDEV MORTO SINARI

21/08/1951

Permanent Account Number

[REDACTED]

Signature

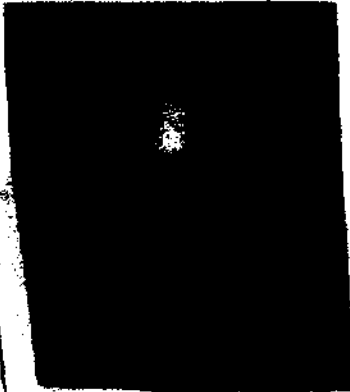


Loti



Se. No. 179
dt. 19/06/23

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



नाम /NAME

PARESH LAXMIKANT SINARI

पिता का नाम /FATHER'S NAME

LAXMIKANT VASSUDEO SINARI

जन्म तिथि /DATE OF BIRTH

24-01-1981

RMS

हस्ताक्षर /SIGNATURE

Paresh

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

AS

For Deed CP. Sale.



Sub-Registrar,
Panaji

STATEMENT OF TDS PAID TOWARDS PLOTS A & B IN Sy 101/3

17.06.2023

Sr.No.	Date	Ackn No.	Amount
1	08-02-2023	BJ5449522	2,00,000.00
2	08-02-2023	BJ5446674	1,00,000.00
3	08-02-2023	BJ5447676	1,13,000.00
4	08-02-2023	BJ5448590	1,13,000.00
5	08-02-2023	BJ5450200	50,000.00
6	09-03-2023	BJ8210392	50,000.00
7	16-06-2023	AK03648912	1,00,000.00
8	16-06-2023	AK03631025	38,000.00
9	16-06-2023	AK03612814	1,00,000.00
10	16-06-2023	AK03614155	50,000.00
11	16-06-2023	AK03616642	38,000.00
		TOTAL	9,52,000.00





S. NO. 1796
 Dt. 19/06/23

Form 26QB

Your E-tax Acknowledgement Number is BJS446674

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	[REDACTED]	Permanent Account No. (PAN) of Transferor (Payee/Seller)	[REDACTED]
Full Name (Masked) of the Transferee	GOAX XXXL ESTATE AND CONSTRUCTION PRIVATE LIMITED	Full Name (Masked) of the Transferor	JERXXXXO AGOSTINHO D CUNHA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village/Aldeia de Goa
 Flat/Door/Block No. Goa University Road
 Road/Street/Lane Bambolim
 City/District North Goa
 State GOA
 Pin Code 403206
 Email ID bk.satish@dynamixgroup.co.in
 Mobile No.

Complete Address of the Property Transferor

Name of premises/Building/ Village/H.No.1008,1st Bairro,
 Flat/Door/Block No. Santa Cruz,
 Road/Street/Lane Tiswadi
 City/District North Goa
 State GOA
 Pin Code 403005
 Email ID
 Mobile No.

Date of Agreement/Booking	03/02/2023	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	08/02/2023	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	08/02/2023		
Payment Type	Installments	Whether it is last installment?	No
Total amount paid/ credited in previous installments, if any (in Rs.) (A)	10000000		

Complete Address of the Property Transferred

Type of Property Land
 Name of premises/Building/ Village/Sy.no.101/3, Bambolim
 Flat/Door/Block No.
 Road/Street/Lane
 City/District North Goa
 State GOA
 Pin Code 403206

Tax Deposit Details

Rate of TDS (in %) 1
 Total Amount Paid/Credited currently (B) 10000000
 Amount on which TDS to be deducted (D) 10000000
 TDS Amount to be paid 100000
 Interest 0
 Fee 0
 Total payment 100000.00



[Handwritten Signature]

S. No. 1794
Dt. 17/06/23

Form 26QB

Your E-tax Acknowledgement Number is BJ5447676

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	[REDACTED]	Permanent Account No. (PAN) of Transferor (Payee/Seller)	[REDACTED]
Full Name (Masked) of the Transferee	GOAX XXXL ESTATE AND CONSTRUCTION PRIVATE LIMITED	Full Name (Masked) of the Transferor	VINXXX XRAGANCA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Propert

y Transferee	
Name of premises/Building/ Village	Aldela de Goa
Flat/Door/Block No.	Goa University Road
Road/Street/Lane	Bambolim
City/District	North Goa
State	GOA
Pin Code	403206
Email ID	bk.satish@dynamixgroup.co.in
Mobile No.	

Complete Address of the Propert

y Transferor	
Name of premises/Building/ Village	H.No.1410 Near Football
Flat/Door/Block No.	Ground, Bondir,
Road/Street/Lane	St.Cruz
City/District	North Goa
State	GOA
Pin Code	403005
Email ID	
Mobile No.	

Date of Agreement/Booking	03/02/2023	Whether more than one Transferee/Buyer No
Date of Payment/Credit	08/02/2023	Whether more than one Transferor/Seller Yes
Date of Tax Deduction	08/02/2023	
Payment Type	Installments	Whether it is last installment? No
Total amount paid/ credited in previous installments, if any (In Rs.) (A)	0	

Complete Address of the Propert

y Transferred	
Type of Property	Land
Name of premises/Building/ Village	Sy.No.101/3, Bambolim
Flat/Door/Block No.	
Road/Street/Lane	
City/District	North Goa
State	GOA
Pin Code	403206

Tax Deposit De

tails	
Rate of TDS (in %)	1
Total Amount Paid/Credited currently (B)	11300000
Amount on which TDS to be deducted (D)	11300000
TDS Amount to be paid	113000
Interest	0
Fee	0
Total payment	113000.00



139/179

[Handwritten signature]

Value in words

One Lakhs Thirteen Thousand Rupees and paise

Total Value of Consideration (Property Value)15100000

Mode of Payment

Online (Net-Banking)

Bank Name

State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Tax Payer Counterfoil

PAN **AAACG6924A**

Received from : GOAX XXXL ESTATE AND
CONSTRUCTION PRIVATE LIMITED

Rs : **113000/-**

(In words) : One Lakh And Thirteen Thousand
Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Sale of Property[800]

For the assessment year : **2023-24**

Payment Status :

Success

SBI Ref No. : CKW1251299

	BSR Code	Tender date	Challan No
CIN	0013283	080223	04572
Date of challan :	08-02-2023		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)



Value in words One Lakh Rupees and paise

Total Value of Consideration (Property Value) 25000000

Mode of Payment Online (Net-Banking)

Bank Name State Bank of India

Note
This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Tax Payer Counterfoil

PAN AAACG6924A

Received from : GOAX XXXL ESTATE AND
CONSTRUCTION PRIVATE LIMITED

Rs : 100000/-

(in words) : One Lakh Rupees Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Sale of Property[800]

For the assessment year : 2023-24

Payment Status : Success

SBI Ref No. : CKW1249355

	BSR Code	Tender date	Challan No
CIN	0014431	080223	04654
Date of challan :	08-02-2023		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)



SL. NO. 1794
Dt. 19/06/23

Form 26QB

Your E-tax Acknowledgement Number is **BJ5448590**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax-Applicable	0020	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	[REDACTED]	Permanent Account No. (PAN) of Transferor (Payee/Seller)	[REDACTED]
Full Name (Masked) of the Transferee	GOAX XXXL ESTATE AND CONSTRUCTION PRIVATE LIMITED	Full Name (Masked) of the Transferor	FRAXXXXO TOMAS FORTUNATO DE BRAGANCA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village/Aldia de Goa	
Flat/Door/Block No.	Goa University Road
Road/Street/Lane	Bambolim
City/District	North Goa
State	GOA
Pin Code	403206
Email ID	bk.satish@dynamixgroup.co.in
Mobile No.	

Complete Address of the Property Transferor

Name of premises/Building/ Village/H.No.1410 Near Football	
Flat/Door/Block No.	Ground,Bondir
Road/Street/Lane	SLCruz
City/District	North Goa
State	GOA
Pin Code	403005
Email ID	
Mobile No.	

Date of Agreement/Booking	03/02/2023	Whether more than one Transferee/Buyer No	
Date of Payment/Credit	08/02/2023	Whether more than one Transferor/Seller Yes	
Date of Tax Deduction	08/02/2023	Whether it is last installment?	No
Payment Type	Installments		
Total amount paid/ credited in previous installments, if any (in Rs.) (A)	0		

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village/Sy No.101/3,Bambolim	
Flat/Door/Block No.	
Road/Street/Lane	
	North Goa
	GOA
	403206 142/179



Tax Deposit Details

Rate of TDS (in %)	1
Total Amount Paid/Credited currently (B) 11300000	
Amount on which TDS to be deducted (D)	11300000
TDS Amount to be paid	113000
Interest	0
Fee	0

[Handwritten Signature]

Serial No. 1794
 Dt 19/06/23

Form 26QB

Your E-tax Acknowledgement Number is BJ5450200

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2023-24
Minor-Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	[REDACTED]	Permanent Account No. (PAN) of Transferor (Payee/Seller)	[REDACTED]
Full Name (Masked) of the Transferee	GOAX XXXL ESTATE AND CONSTRUCTION PRIVATE LIMITED	Full Name (Masked) of the Transferor	HARDOX XILAS PARMAR
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village/Village de Goa	
Flat/Door/Block No.	Goa University Road
Road/Street/Lane	Bambolim
City/District	North Goa
State	GOA
Pin Code	403206
Email ID	bk.salish@dynamicgroup.co.in
Mobile No.	

Complete Address of the Property Transferor

Name of premises/Building/ Village/Village	Flat No.6, Floor No.6,
Flat/Door/Block No.	2418 East Street
Road/Street/Lane	Near State bank of India
City/District	Pune
State	GOA
Pin Code	411001
Email ID	
Mobile No.	

Date of Agreement/Booking	03/02/2023	Whether more than one Transferee/Buyer No	
Date of Payment/Credit	08/02/2023	Whether more than one Transferor/Seller Yes	
Date of Tax Deduction	08/02/2023		
Payment Type	Installments	Whether it is last installment?	No
Total amount paid/ credited in previous installments, if any (In Rs.) (A)	0		

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village/Sy.No.	Sy.No.101/3, Bambolim
Flat/Door/Block No.	
Road/Street/Lane	
City/District	North Goa
State	GOA
Pin Code	403206

Tax Deposit Details

Rate of TDS (In %)	1
Total Amount Paid/Credited currently (B)	5000000
Amount on which TDS to be deducted (D)	5000000
TDS Amount to be paid	50000
Interest	0
Fee	0
Total payment	50000.00



[Handwritten Signature]

Total payment 113000.00
Value in words One Lakhs Thirteen Thousand Rupees and no paise

Total Value of Consideration (Property Value) 15100000
Mode of Payment Online (Net-Banking)
Bank Name State Bank of India

Note
This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Tax Payer Counterfoil

PAN AAACG6924A

Received from : GOAX XXXL ESTATE AND
CONSTRUCTION PRIVATE LIMITED

Rs : 113000/-

(in words) : One Lakh And Thirteen Thousand
Rupees Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Sale of Property[800]

For the assessment year : 2023-24

Payment Status : Success

SBI Ref No. : CKW1252386

	BSR Code	Tender date	Challan No
CIN	0004329	080223	30458
Date of challan :	08-02-2023		

State Bank of India
Bangalore Focal Point Branch
Bangalore
(Internet Collection Center)



Value in words

Fifty Thousand Rupees and paise

Total Value of Consideration (Property Value)10000000

Mode of Payment

Online (Net-Banking)

Bank Name

State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Tax Payer Counterfoil

PAN **AAACG6924A**

Received from : GOAX XXXL ESTATE AND
CONSTRUCTION PRIVATE LIMITED

Rs : **50000/-**

(in words) : Fifty Thousand Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Sale of Property[800]

For the assessment year : **2023-24**

Payment Status : **Success**

SBI Ref No. : CKW1255001

	BSR Code	Tender date	Challan No
CIN	0014431	080223	04528
Date of challan :	08-02-2023		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)



Ser. No. 1794
 Dt. 19/06/23

Form 26QB

Your E-tax Acknowledgement Number is BJ8210392

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 16B of the Form 16B in the Bank's web portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234C.

Tax Applicable	0020	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	[REDACTED]	Permanent Account No. (PAN) of Transferor (Payee/Seller)	[REDACTED]
Full Name (Masked) of the Transferee	GOAX XXXL ESTATE AND CONSTRUCTION PRIVATE LIMITED	Full Name (Masked) of the Transferor	JERXXXX AGOSTINHO D CUNHA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	Aldeia de Goa
Flat/Door/Block No.	Goa University
Road/Street/Lane	Bambolim
City/District	North Goa
State	GOA
Pin Code	403206
Email ID	bk.satish@dynamixgroup.co.in
Mobile No.	

Complete Address of the Property Transferor

Name of premises/Building/ Village	H.No.1008, 1st Bairro.
Flat/Door/Block No.	Santa Cruz
Road/Street/Lane	Tiswadi
City/District	North Goa
State	GOA
Pin Code	403205
Email ID	
Mobile No.	

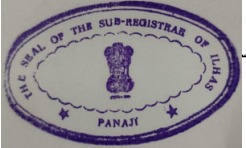
Date of Agreement/Booking	03/02/2023	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	09/03/2023	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	09/03/2023		
Payment Type	Installments	Whether it is last installment?	No
Total amount paid/ credited in previous installments, if any (in Rs.) (A)	0		

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	Sy.No.101/3.
Flat/Door/Block No.	
Road/Street/Lane	Bambolim
City/District	North Goa
State	GOA
Pin Code	403206

Tax Deposit Details

Rate of TDS (in %)	1
Total Amount Paid/Credited currently (B)	5000000
Amount on which TDS to be deducted (D)	5000000
TDS Amount to be paid	50000
Interest	0
Fee	0
Total payment	50000.00



[Handwritten Signature]

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)



e-Filing Anywhere Anytime
Income Tax Department, Government of India

2023-24

Acknowledgement Number:

Challan Identification Number (CIN): 23061700024872SBIN

Date of e-Filing: 17-Jun-2023

PAN:

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	State Bank Of India

Buyer Details

Name	PAN	Category of PAN	Address Details
GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED	[REDACTED]	Company	DYNAMIX HOUSE, GENAK VAIDYA MARG, YASHODHAM GOREGAON, Mumbai, Goregaon East S.O, MUMBAI, Maharashtra, INDIA, 400063.
Mobile Number	Email ID	Whether more than one Buyer	
+91 9870688413	sujata.rajgopal@dynamixgroup.co.in	No	

Seller Details

Name	PAN	Category of PAN	Address Details
JERONIMO AGOSTINHO D CUNHA	[REDACTED]	Individual	H.No.1008, 1st Bairro, Santa Cruz, Tiswadi, NORTH GOA, Goa, INDIA, 403005
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 9518502701	jeromedcunha2@gmail.com	Yes	[REDACTED]



Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	03-Feb-2023	₹ 2,50,00,000	Sy.No.101/3, Bambolim, Tiswadi, NORTH GOA, Goa, INDIA, 403206
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
INSTALLMENT	16-Jun-2023	16-Jun-2023	₹ 1,00,00,000
Whether it is last installment			
No			

Tax Deposit Details

Amount on which TDS to be deducted	₹ 1,00,00,000
TDS Amount	₹ 1,00,000
(a) Basic Tax	₹ 1,00,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 1,00,000
In words	Rupees one lakh Only

(This is a computer generated Acknowledgement Receipt and needs no signature)



Sl. No. 1794
Dt. 19/06/23



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing Anywhere Anytime
Income Tax Department, Government of India

PAN	:	[REDACTED]
Name	:	GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 1,00,000
Amount (in words)	:	Rupees One Lakh Only
CIN	:	23061700024872SBIN
Acknowledgement Number	:	AK03648912
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	CKX2094417
Date of Deposit	:	17-Jun-2023
BSR code	:	0002271
Challan No	:	06195
Tender Date	:	17/06/2023

[Handwritten Signature]



Challan-cum-statement of deduction of tax under
section 194-IA (Form 26QB)



e-Filing Anywhere Anytime
Income Tax Department, Government of India

Acknowledgement Number: /
Challan Identification Number (CIN): 23061600211876SBIN
Date of e-Filing: 16-Jun-2023
PAN: /

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller	Payment Mode	Bank Name	
Resident	Net Banking	State Bank Of India	

Buyer Details

Name	PAN	Category of PAN	Address Details
GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED	[REDACTED]	Company	DYNAMIX HOUSE, GENAK VAIDYA MARG, YASHODHAM GOREGAON, Mumbai, Goregaon East S.O, MUMBAI, Maharashtra, INDIA, 400063
Mobile Number	Email ID	Whether more than one Buyer	
+91 9870688413	sujata.rajgopal@dy namixgroup.co.in	No	

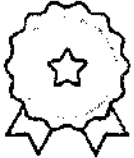
Seller Details

Name	PAN	Category of PAN	Address Details
VINITA BRAGANCA	[REDACTED]	Individual	H.No.1410, Near Football Ground, Bondir, St.Cruz, Tiswadi, NORTH GOA, Goa, INDIA, 403005
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 8381077422	venitadlima@gmail.com	Yes	[REDACTED]



Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 1,00,00,000
	TDS Amount	₹ 1,00,000
A	Basic Tax	₹ 1,00,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 1,00,000
	Total (In Words)	Rupees One Lakh Only



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Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	03-Feb-2023	₹ 1,51,00,000	Sy.No.101/3, Bambolim, Tiswadi, NORTH GOA, Goa, INDIA, 403206
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
INSTALLMENT	16-Jun-2023	16-Jun-2023	₹ 38,00,000
Whether it is last installment			
No			

Tax Deposit Details

Amount on which TDS to be deducted	₹ 38,00,000
TDS Amount	₹ 38,000
(a) Basic Tax	₹ 38,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 38,000
In words	Rupees thirty eight thousand Only

(This is a computer generated Acknowledgement Receipt and needs no signature)



Sa. No. 1794
Dt. 17/06/23



INCOME TAX DEPARTMENT

Challan Receipt



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Income Tax Department, Government of India

PAN	:	[REDACTED]
Name	:	GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 38,000
Amount (in words)	:	Rupees Thirty Eight Thousand Only
CIN	:	23061600211876SBIN
Acknowledgement Number	:	[REDACTED]
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	CKX2078219
Date of Deposit	:	16-Jun-2023
BSR code	:	0002271
Challan No	:	52463
Tender Date	:	16/06/2023

[Handwritten Signature]



23061600147496SBIN
Dt. 19/06/23

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

Acknowledgement Number: _____
Challan Identification Number (CIN): 23061600147496SBIN
Date of e-Filing: 16-Jun-2023
PAN: _____

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller	Payment Mode	Bank Name	
Resident	Net Banking	State Bank Of India	

Buyer Details

Name	PAN	Category of PAN	Address Details
GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED	██████████	Company	DYNAMIX HOUSE, GENAK VAIDYA MARG, YASHODHAM GOREGAON, Mumbai, Goregaon East S.O, MUMBAI, Maharashtra, INDIA, 400063
Mobile Number	Email ID	Whether more than one Buyer	
+91 9870688413	sujata.rajgopal@dynamixgroup.co.in	Yes	

Seller Details

Name	PAN	Category of PAN	Address Details
VILAS KANTILAL PARMAR	██████████	Individual	6, Floor No.6, 2418 East Street, Pune City, PUNE, Maharashtra, INDIA, 411001
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 9689657123	vilasparmar313@gmail.com	Yes	XXXX XXXX 4269



Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 38,00,000
	TDS Amount	₹ 38,000
A	Basic Tax	₹ 38,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 38,000
	Total (In Words)	Rupees Thirty Eight Thousand Only



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Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	03-Feb-2023	₹ 3,00,00,000	Sy.No.101/3, Bambolim, Tiswadi, NORTH GOA, Goa, INDIA, 403206
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
INSTALLMENT	16-Jun-2023	16-Jun-2023	₹ 1,00,00,000
Whether it is last installment			
No			

Tax Deposit Details

Amount on which TDS to be deducted	₹ 1,00,00,000
TDS Amount	₹ 1,00,000
(a) Basic Tax	₹ 1,00,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 1,00,000
In words	Rupees one lakh Only

(This is a computer generated Acknowledgement Receipt and needs no signature)



Sr. no. 1794
Dt. 19/06/23



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	[REDACTED]
Name	:	GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 1,00,000
Amount (in words)	:	Rupees One Lakh Only
CIN	:	23061600147496SBIN
Acknowledgement Number	:	[REDACTED]
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	CKX2053326
Date of Deposit	:	16-Jun-2023
BSR code	:	0002271
Challan No	:	38360
Tender Date	:	16/06/2023



Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 1,00,00,000
	TDS Amount	₹ 1,00,000
A	Basic Tax	₹ 1,00,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 1,00,000
	Total (In Words)	Rupees One Lakh Only



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Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)



e-Filing Anywhere Anytime
Income Tax Department, Government of India

Sr. No. 1794
Dt. 16/06/23

Acknowledgement Number:

Challan Identification Number (CIN): 23061600151599SBIN

Date of e-Filing: 16-Jun-2023

PAN:

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller	Payment Mode	Bank Name	
Resident	Net Banking	State Bank Of India	

Buyer Details

Name	PAN	Category of PAN	Address Details
GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED	[REDACTED]	Company	DYNAMIX HOUSE, GENAK VAIDYA MARG, YASHODHAM GOREGAON, Mumbai, Goregaon East S.O, MUMBAI, Maharashtra, INDIA, 400063
Mobile Number	Email ID	Whether more than one Buyer	
+91 9870688413	sujata.rajgopal@dynamixgroup.co.in	No	

Seller Details

Name	PAN	Category of PAN	Address Details
HARSHA VILAS PARMAR	[REDACTED]	Individual	6, Floor No.6, 2418 East Street, Pune City, PUNE, Maharashtra, INDIA, 411001
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 9823008697	harshaparmar2966@gmail.com	Yes	[REDACTED]



Sl. NO. 1796
Dt. 14/06/23



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing Anywhere Anytime
Income Tax Department, Government of India

PAN	:	[REDACTED]
Name	:	GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 50,000
Amount (in words)	:	Rupees Fifty Thousand Only
CIN	:	23061600151599SBIN
Acknowledgement Number	:	[REDACTED]
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	[REDACTED]
Date of Deposit	:	16-Jun-2023
BSR code	:	0002271
Challan No	:	38291
Tender Date	:	16/06/2023



Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	03-Feb-2023	₹ 1,00,00,000	Sy.No.101/3, Bambolim, Tiswadi, NORTH GOA, Goa, INDIA, 403206
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
INSTALLMENT	16-Jun-2023	16-Jun-2023	₹ 50,00,000

Whether it is last
installment**No****Tax Deposit Details**

Amount on which TDS to be deducted	₹ 50,00,000
TDS Amount	₹ 50,000
(a) Basic Tax	₹ 50,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 50,000
In words	Rupees fifty thousand Only

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Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 50,00,000
	TDS Amount	₹ 50,000
A	Basic Tax	₹ 50,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 50,000
	Total (In Words)	Rupees Fifty Thousand Only



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Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)



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Income Tax Department, Government of India

Acknowledgement Number:
Challan Identification Number (CIN): 23061600160584SBIN
Date of e-Filing: 16-Jun-2023
PAN:

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	State Bank Of India

Buyer Details

Name	PAN	Category of PAN	Address Details
GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED	██████████	Company	DYNAMIX HOUSE, GENAK VAIDYA MARG, YASHODHAM GOREGAON, Mumbai, Goregaon East S.O, MUMBAI, Maharashtra, INDIA, 400063
Mobile Number	Email ID	Whether more than one Buyer	
+91 9870688413	sujata.rajgopal@dynamixgroup.co.in	No	

Seller Details

Name	PAN	Category of PAN	Address Details
FRANCISCO TOMAS FORTUNATO DE BRAGANCA	██████████	Individual	H.No.1410, Near Football Ground, Bondir, St. Cruz, Tiswadi, NORTH GOA, Goa, INDIA, 403005
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 9422453284	fortunatobraganca@gmail.com	Yes	XXXX XXXX 9111

[Handwritten Signature]



Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	03-Feb-2023	₹ 1,51,00,000	Sy.No.101/3, Bambolim, Tiswadi, NORTH GOA, Goa, INDIA, 403206
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
INSTALLMENT	16-Jun-2023	16-Jun-2023	₹ 38,00,000

Whether it is last
installment

No

Tax Deposit Details

Amount on which TDS to be deducted	₹ 38,00,000
TDS Amount	₹ 38,000
(a) Basic Tax	₹ 38,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 38,000
In words	Rupees thirty eight thousand Only

(This is a computer generated Acknowledgement Receipt and needs no signature)



Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 38,00,000
	TDS Amount	₹ 38,000
A	Basic Tax	₹ 38,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 38,000
	Total (In Words)	Rupees Thirty Eight Thousand Only



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INCOME TAX DEPARTMENT

Challan Receipt



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Income Tax Department, Government of India

PAN	:	[REDACTED]
Name	:	GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 38,000
Amount (in words)	:	Rupees Thirty Eight Thousand Only
CIN	:	23061600160584SBIN
Acknowledgement Number	:	[REDACTED]
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	CKX2058927
Date of Deposit	:	16-Jun-2023
BSR code	:	0002271
Challan No	:	41285
Tender Date	:	16/06/2023



Sr. No. 1794
 Dt. 19/06/23

Form 26QB

Your E-tax Acknowledgement Number is **BJ5449522**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2023-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	[REDACTED]	Permanent Account No. (PAN) of Transferor (Payee/Seller)	[REDACTED]
Full Name (Masked) of the Transferee	GOAX XXXL ESTATE AND CONSTRUCTION PRIVATE LIMITED	Full Name (Masked) of the Transferor	VILXX XXNTILAL PARMAR
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Complete Address of the Property Transferor

Name of premises/Building/ Village	Adele de Goa
Flat/Door/Block No.	Goa University Road
Road/Street/Lane	Bambolim
City/District	North Goa
State	GOA
Pin Code	403206
Email ID	bk.satish@dynamixgroup.co.in
Mobile No.	

Name of premises/Building/ Village	Flat No.6, Floor No.6
Flat/Door/Block No.	2416 East Street
Road/Street/Lane	Near State bank of India
City/District	Pune
State	MAHARASHTRA
Pin Code	411001
Email ID	
Mobile No.	

Date of Agreement/Booking	03/02/2023	Whether more than one Transferee/Buyer No	
Date of Payment/Credit	08/02/2023	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	08/02/2023	Whether it is last installment?	No
Payment Type	Installments		
Total amount paid/ credited in previous installments, if any (in Rs.) (A)	0		

Complete Address of the Property Transferred

Tax Deposit Details

Type of Property	Land
Name of premises/Building/ Village	Sy.No.101/3, Bambolim
Flat/Door/Block No.	
Road/Street/Lane	
City/District	North Goa
State	GOA
Pin Code	403206

Rate of TDS (in %)	1
Total Amount Paid/Credited currently (B)	20000000
Amount on which TDS to be deducted (D)	2000000
TDS Amount to be paid	200000
Interest	0
Fee	0
Total payment	200000.00

[Signature]



Value in words

Two Lakhs Rupees and paise

Total Value of Consideration (Property Value) 30000000

Mode of Payment

Online (Net-Banking)

Bank Name

State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Tax Payer Counterfoil

PAN **AAACG6924A**

Received from : GOAX XXXL ESTATE AND
CONSTRUCTION PRIVATE LIMITED

Rs : **200000/-**

(in words) : Two Lakhs Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Sale of Property[800]

For the assessment year : **2023-24**

Payment Status :

Success

SBI Ref No. : CKW1253655

	BSR Code	Tender date	Challan No
CIN	0004329	080223	30422
Date of challan :	08-02-2023		

State Bank of India
Bangalore Focal Point Branch
Bangalore
(Internet Collection Center)



Serial 1794
Dt. 19/02/23

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 38,00,000
	TDS Amount	₹ 38,000
A	Basic Tax	₹ 38,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 38,000
	Total (In Words)	Rupees Thirty Eight Thousand Only



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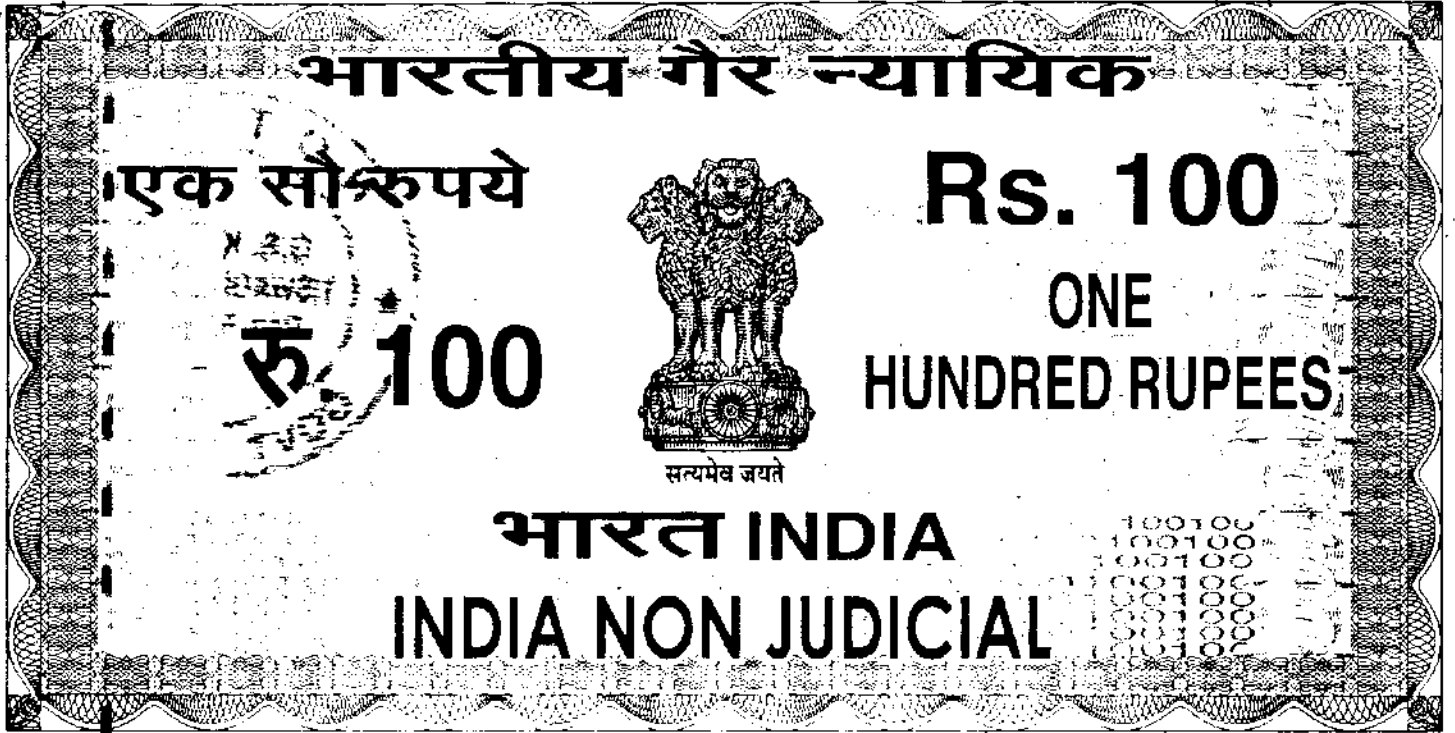
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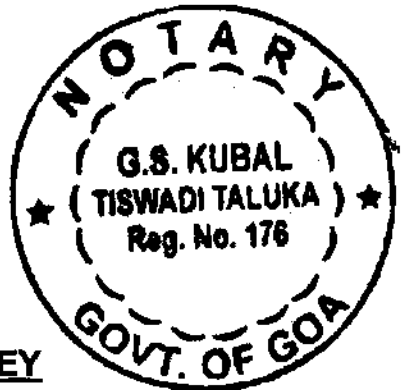
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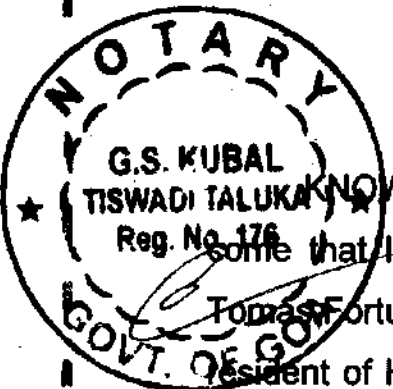
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Handwritten notes and signatures in the top right area.



POWER OF ATTORNEY



KNOW YOU ALL MEN to whom these presents shall
come that I Mrs VINITA MARIA BRAGANCA wife of Francisco
Tomaz Fortunato Braganca, 50 years of age, Indian Nationals,
resident of House no. 1410, Bondir, Santa Cruz, Ilhas - Goa,

SEND GREETINGS:

...2/

Handwritten signatures of the parties.





- 2 -

WHEREAS on account of preoccupation I am desirous and interested in appointing a fit and proper person to look after my affairs, and to protect my interest both present and future in moveable and immovable properties and as such I have requested my husband Mr. FRANCISCO TOMAS FORTUNATO BRAGANZA to act for me and manage and look after my affairs;

WHEREAS said Mr. Francisco Tomas Fortunato Braganza has agreed to act for and on my behalf and as my attorney.

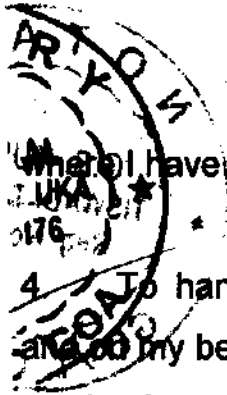
I, THEREFORE hereby, nominate, constitute and appoint Mr. Francisco Tomas Fortunato Braganza to act for me and on my behalf as my attorney to look after my interest and comply with any formalities as required and for the following within mentioned purposes;

1. To deal, handle and look after, administer, manage all my personal properties, family properties where I may have interest in present and future and to deal with the same as my Attorney deems fit and proper and to even operate my bank accounts, sign cheques and do any other act, deed or thing for within mentioned purpose.
2. To look after, administer, manage all my personal and family properties both moveable and immovable and to take all such steps to protect, defend my right, title or interest in the same.
3. To protect my interest even in the properties plots

...3/

Francisco
Braganza





which I have interest or which I have agreed to purchase.

4. To handle, deal, operate my Bank accounts, sign for and on my behalf on cheque forms of the Banks and deal with any banks, securities, shares of any company, units under any scheme of the Government of India, LIC policies either with any Government Undertaking or any private companies.

5. To produce any documentary evidence give statement on oath before any authorities as and when required.

6. To agree to buy/buy execute Purchase/Sale Deed admit execution thereof, present any Deeds/Documents before the Sub Registrar for registration.

7. To receive consideration and give receipts in valid discharge thereof.

8. To initiate, commence, file Inventory proceedings, execute Deed of family settlement and use all the powers mentioned herein above.

9. To engage services of lawyers and to sign their Wakalatnama on my behalf.

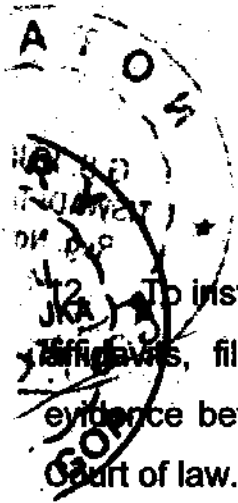
10. To appear before any local bodies, Government bodies, Authorities, Departments, file applications, receive notices, so also to reply notices, application for and on my behalf.

11. To serve, issue notices for and on behalf, and to file proper replies, file affidavits, produce evidence, give statement on oath etc.

Angene
Angene

...4/





To institute, commence, file, verify pleadings, supporting affidavits, file affidavits in evidence, produce documentary evidence before any authorities, Government Department, or Court of law.

13. To lodge complaints before Police authorities or any Government Department and to deal with my affairs before any authorities or Government Department sign on my behalf serve summons on any person interfering and to defend my rights, title or interest.

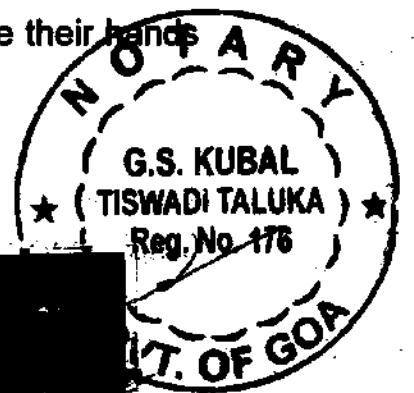
14. To file appeals, petition, revision before the Appellate Court, Revisional Authorities including the High Court and Supreme Court of India and use any or all powers mentioned herein above.

15. To deal with any other matter where I may have interest and to protect and defend the same to the best of his ability and as he deems fit and proper.

I agree to ratify and rectify whatever done pursuant to these presents.

IN WITNESS WHEREOF the parties subscribe their hands and seal on this 9th day of November 2011.

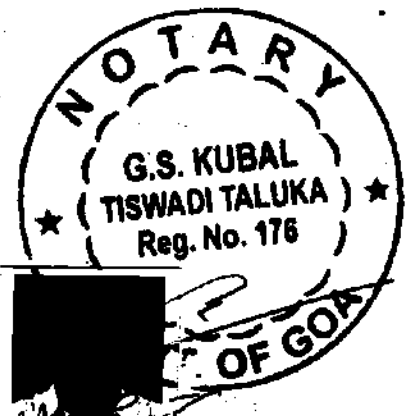
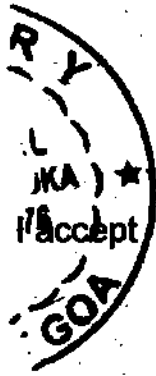
SIGNED SEALED AND DELIVERED
By the within named the
EXECUTANT



Braganca
Mrs. VINITA MARIA BRAGANCA

...5/





[Signature]

[Signature]

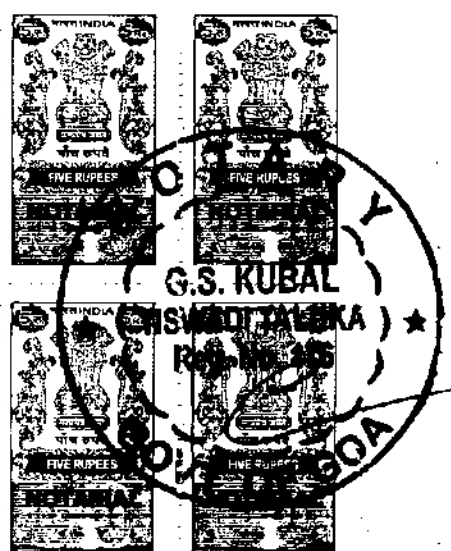
Mr. FRANCISCO TOMAS FORTUNATO BRAGANCA

IDENTIFIED BY;

[Signature]
ALEX D'SOUZA.

I Certified the Signatures/
LHT of Executants,
Reg. No.: 386 Dt: 09.11.2011

I Mrs. Vinito Maria Braganca
as a executor in favour
of her husband Mr. Francisco
Tomas Fortunato Braganca
as her attorney both of
whom are identified before
me by Alex D'souza.



[Signature]

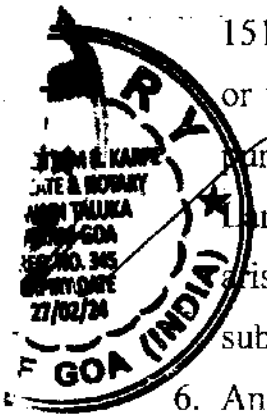
G. S. Kubal
Notary
Panaji Goa (India)



3. To agree to, enter upon and sign any compromise terms in respect of the above suit with M/s Goan Hotels and Club Pvt. Ltd. and M/s. Goan Real Estate and Construction Ltd. and/ or M/s. Hyatt Hotels Corporation.
4. To sign and execute any agreement for sale and any deed of conveyance or deed of sale with M/s Goan Real Estate and Construction Private Ltd, or any other agreement for sale or any deed of conveyance or deed of sale (with any other person or persons, in consideration of settlement of Regular Civil Suit No: 151/2010/D, presently pending in the Court of Civil Judge, Junior Division Panaji; and to present any such agreement or any such deed of conveyance or deed of sale, for registration before the Sub-Registrar of Ilhas, with office at Panaji Goa and to admit the execution thereof.
5. To sign and execute, any deed of partition or file any application for partition, or file any application for mutation, or any other application to be filed under the Goa Land Revenue Code, with Respect to any agreement for sale or deed of Conveyance or deed of sale executed in consideration of settlement of Regular Civil Suit No: 151/2010/D, presently pending in the Court of Civil Judge, Junior Division, Panaji; or with respect to the compromise terms to be filed in the said suit; and for the purpose of the same to appear on our behalf, before any authority under the Goa Land Revenue Code, or any court of law, to contest or defend any proceedings arising therefrom, including the appeals, revisions or any other legal proceedings subsequently arising therefrom, and to represent us in any such proceedings.
6. And to appoint any lawyer/s, swear any affidavit, give evidence, on our behalf for the purpose of any legal proceeding referred to in clause (2) above.

AND GENERALLY to act in exercise of the powers herein given or in relation to matters connected therewith, as fully and effectually as we ourselves would act in personally present;

We hereby agree and undertake to ratify and confirm all and whatsoever our solicitor/attorney may do or cause to be done in exercise of the powers herein conferred;



Kul
Bharmi

ASHWINI
GOA
REG. NO. 12345
EXPIRES 27/02/24
GOA (INDIA)

TRUE COPY

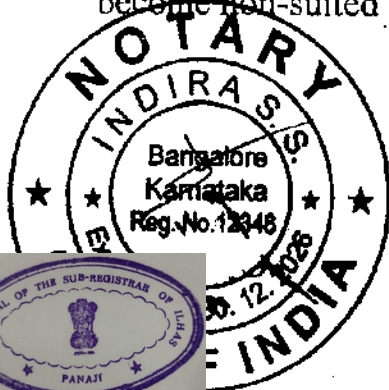
2

Main Road, Kundalhalli Colony, Marathahalli, Doddanekkundi, Bengaluru, Karnataka- 560037 and (3) **MRS. NIKETA VASUDEV SINARI**, wife of Mr. Vasudev Laxmikant Sinari, aged 39 years, service, Indian National, holding Aadhar Card No: [REDACTED], residing at D-516 Sterling Brookside, ITPI, Main Road, Kundalhalli Colony, Marathahalli, Doddanekkundi, Bengaluru, Karnataka- 560037, do hereby nominate, constitute, make and appoint my son, and brother, and brother-in-law, **MR. PARESH LAXMIKANT SINARI**, aged 41 years, married, service, Indian National, holding Aadhar Case No: [REDACTED] and PAN Card No: [REDACTED], resident of

Kandla Ribandar, North Goa, to be our true and lawful attorney, jointly and severally for us and in our name and on our behalf, to do and execute or cause to be done or executed, all or any of the following acts, deeds, matters and things that is

1. To pursue Regular Civil Suit No: 151/2010/D in the Court of Civil Judge Junior Division at Panaji, any Appeals, Revisions and Writ Petitions arising from the same or connected to the same or any other litigation with M/s. Goan Real Estate & Constructions Ltd. and M/s Goan Hotels & Club Pvt. Ltd.

2. In connection with the above to appear and represent us before any Courts, or other Judicial or Quasi Judicial Authorities, to commence, prosecute, enforce, defend, answer or oppose all actions, all types of suits and other legal proceedings, to sign, execute, swear or verify any complaints, pleadings, appeals and revision memoranda, to swear affidavits, make declarations, give evidence and make statements on oath, sign receipts and discharges, appoint, terminate and re-appoint advocates, sign Vakalatnamas or authority letters, accept service of notices, writs, summons or other legal process, apply for certified copies, to withdraw documents, and issue suitable receipts for the same, to make any counter claim, to refer to Arbitration, to compromise, discontinue, abandon, settle, admit any claim, submit to judgment and become non-suited in any action or proceedings.



W. Sinari
Sinari

Binall

P. Sinari



IN WITNESS WHEREOF, we have executed these presents on this 30th day of January, 2023.

Witnesses:

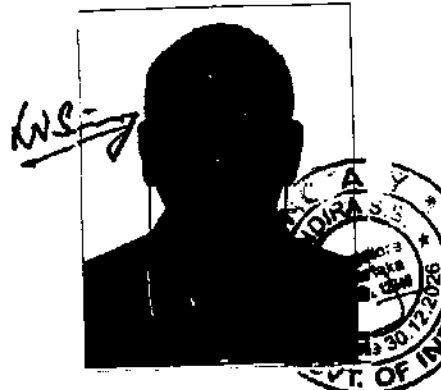
SADharvatkar

Sushma Adil Prabhu Dharvatkar
H.No. O-88/19, S.F.X. Ph.-II,
Ella, North Goa, Velha-Goa,
Goa - 403402.
Aadhaar No. [REDACTED]



Laxmikant

Sign & L.H.T.I of
Laxmikant Vasudev Sinari



Vasudev

Sign & L.H.T.I. of
Vasudev Laxmikant Sinari



Adharvatkar

Adil Subrai Prabhu Dharvatkar
H.No. O-88/19, S.F.X. Ph.-II,
Se Old Goa, Ella, Tiswadi,
North Goa, Velha-Goa,
Goa - 403402.
Aadhaar No. [REDACTED]



Niketa

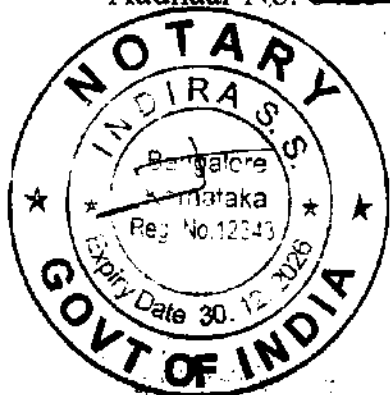
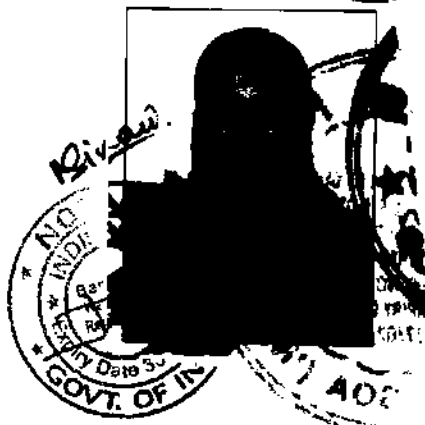
Sign & L.H.T.I of
Niketa Vasudev Sinari

ACCEPTED BY:



Paresch

Sign & L.H.T.I of
Paresch Laxmikant Sinari



EXECUTION ADMITTED BEFORE ME

Indira S.S.

INDIRA S.S.

Advocate & Notary
Govt Of India

Field Apartment
Near Kundalahally Gate,
Bangalore - 560 037



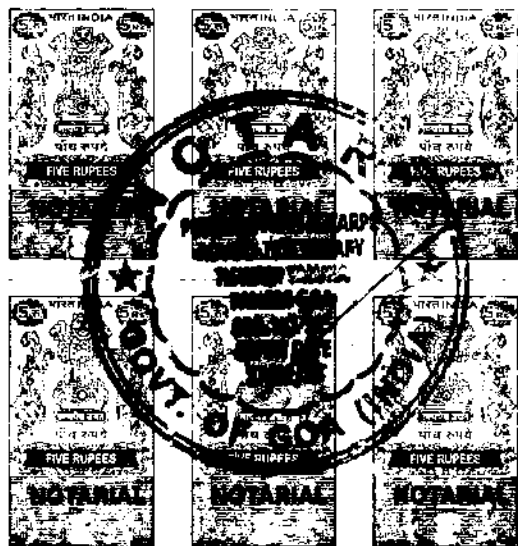
178/179

STAMP ABOLISHED
SINCE APRIL, 2003

Book: 1 Page: 32

Reg. No. 313 Dated: 30-01-2023

NOTARY IS NOT RESPONSIBLE
CONTENTS OF THE DOCUMENTS



TRUE COPY

REG. NO. 913 DATED 19/06/2023.

PURUSHOTTAM R. KARPE
NOTARY FOR TISWADI TALUKA
STATE OF GOA (INDIA)
REG. NO. 345

