

Phone No:
Sold To/Issued To:
Delvin Infrastructur
For Whom/ID Proof:
Pan card



JAN-24-2024 11:13:34

₹ 0280000/-
ZERO TWO EIGHT ZERO ZERO ZERO ZERO

Other
38153451706094814313-00007711
3815345 35/02/05/2021-RD1

For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

[Signature]
Manager / Authorised Signatory



2024-BRL-753
5/2/24

DEED OF SALE

J. R. R. R. R.

-1-

For DELVIN INFRASTRUCTURES

[Signature]
Partner(S) Authorised Signatory

Maria-9

THIS DEED OF SALE is made at Mapusa, Bardez – Goa on this 24th day of January of the year Two Thousand and Twenty Four. (24/01/2024).

BETWEEN

1. **MR. JEREMIAS SEQUEIRA**, son of late Sebastian Sequeira Maria alias Sebastian Sequeira alias Bostiao Sequeira alias Sebestin Sequeira alias Sebestina Sequeira, age 62 years, married, self-employed, Indian National, holder of Pan Card no. _____ and Aadhar Card bearing no. _____, Contact No. 8806474718, and his wife
2. **MRS. MARIA SEQUEIRA**, daughter of Michael Fernandes and wife of Mr. Jeremias Sequeira age 55 years, married, housewife, Indian National, holder of PAN Card bearing no. _____ and Aadhar Card bearing no. _____, Contact No. 8080819966, both residents of H. No. 466, Voiza Wado, Colvale, Bardez – Goa, 403513, hereinafter called the “**VENDORS**” (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the FIRST PART.

AND

1. **DELVIN INFRASTRUCTURES**, a Partnership Firm, registered under the Indian Partnership Act, with its registered office at F-001, Bernard's Ark CHS, Khorlim, Mapusa, Bardez – Goa, 403507, having PAN Card No. _____, represented herein by its partners:-

- a) **MRS. MICHELLE SEQUEIRA** alias **MICHELLE ISABEL LOBO** alias **MICHELLE DOLPHIE SEQUEIRA**, wife of

-2-

J. Sequeira

Maria - S

For DELVIN INFRASTRUCTURES
[Signature]
Partner(s) Authorised Signatory

late Dolphin Sequeira alias Mr. John Dolphin Sequeira
alias John Dolphie Seqveira alias John Dolphie
Sequeira, daughter of Jeffery Lobo, age 57 years, widow,
service, Indian National, holder of Pan Card bearing No.
, holder of Aadhar Card No.

b) **MS. DIANA JOHN DOLPHIE SEQUEIRA** alias **DIANA SEQUEIRA** alias **DIANA ANDREIA SEQUEIRA**,
daughter of late Dolphin Sequeira alias Mr. John
Dolphin Sequeira alias John Dolphie Seqveira alias
John Dolphie Sequeira, age 29 years, business,
unmarried, Indian National, holder of Pan Card bearing
No. holder of Aadhar Card No.

c) **MR. DELVIN JOHN DOLPHIE SEQUEIRA** alias
DELVIN SEQUEIRA, son of late Dolphin Sequeira alias
John Dolphin Sequeira alias John Dolphie Seqveira
alias John Dolphie Sequeira, age 21 years, student,
bachelor, Indian National, holder of Pan Card bearing
No. holder of Aadhar Card No.

, all residing at 202, Grotto Heritage Marve
Road, Orlem Church, Malad West, Mumbai,
Maharashtra-400064, hereinafter referred to as the
"PURCHASER" (which expression shall unless it be
repugnant to the context or meaning thereof of be
deemed to mean and include its heirs, administrators,
assigns, successors, nominees or representatives) of the
SECOND PART.

WHEREAS the Purchaser No. 1 (a) and 1 (c) are
represented herein through their partner the Purchaser No. 1
(b) herein vide Power of Attorney dated 15th February 2021

J. Sequeira

Maria S

For DELVIN INFRASTRUCTURES
Partner(S) Authorised Signatory

executed before notary Advocate N. C. Gaonkar under serial no. 3858/2021. (That the copy of the Notarized Power of Attorney is annexed in this present deed)

AND WHEREAS there exists all that property known as "NAGARO SORVO" also known as "NAGARO SARVO" also known as "MANGRO SORVO" situated within the limits and jurisdiction of the Village of Colvale, Taluka and Sub- District of Bardez, North Goa District and State of Goa, surveyed in the Revenue Survey of Record of Rights under Survey No. 17/5 totally admeasuring 875 sq.mts., hereinafter referred to as the "**SAID PROPERTY**" more fully described in Schedule hereunder written.

AND WHEREAS originally the said property jointly belonged to a) Bostiao Sequeira who is also known as Sebastian Sequeira Maria married to Esperance R. Sequeira and b) Thomas Sequeira alias Felipe Antonio Siqueira alias Philip Sequeira alias Antonio Felipe Siqueira alias Filipe Antonio Sequeira married to Maria Sacramento Almeida alias Maria Sacramento de Almeida alias Succourina Sequeira.

AND WHEREAS Bostiao Sequeira who is also known as Sebastian Sequeira Maria expired on 29/04/1972 and later on Esperance R. Sequeira also expired on 17/08/2003 leaving behind their children namely Mrs. Pedrinha John Gasper married to Mr. John Gasper and Mr. Jeremias Sequeira married Mrs. Maria Sequeira as legal heirs.

AND WHEREAS upon the death of Bostiao Sequeira who is also known as Sebastian Sequeira Maria and Esperance R. Sequeira an Inventory Proceeding was initiated before the Court of the Civil Judge Senior Division of Mapusa vide Inventory Proceeding No. 58/2010/D and the Northern Half undivided right and share in the said property under

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J. Sequeira

Maria. S

For DELVIN INFRASTRUCTURES

Partner(S) Authorised Signatory

Item No. I was taken in auction by the Vendors and the owelty money was deposited in the court under Receipt No. 004285 of Book No. 86 dated 26/12/2023 and hence the Vendors became the absolute owners of the northern half undivided right as the same was allotted to the Vendors.

AND WHEREAS therefore the Vendors became the absolute owners in peaceful possession and enjoyment of the northern half undivided right in the said property, presently surveyed under survey no. 17 sub Division 5 situated at Village Colvale, Bardez – Goa.

AND WHEREAS the said Thomas Sequeira alias Felipe Antonio Siqueira alias Philip Sequeira alias Antonio Felipe Siqueira alias Filipe Antonio Sequeira expired on 17/06/1972 and his wife Maria Sacramento Almeida alias Maria Sacramento de Almeida alias Succourina Sequeira also expired on 19/10/1988, who were the parents/parents-in-law/grandparents/grandparents-in-law of Mr. Caetano Francisco Siqueira alias Caetano Francisco Sequeira alias Alberto Francis Sequeira alias Alberto Francis Siqueira, Mrs. Maria Joana Fernandes Alias Maria Joan Fernandes, Mrs. Isabel Fernandes alias Isabela Sequeira, Mr. Paulo Estevao Siqueira alias Paulo Estevao Sequeira and Mrs. Palmira Terezinha Gomes.

AND WHEREAS the said Thomas Sequeira alias Felipe Antonio Siqueira alias Philip Sequeira alias Antonio Felipe Siqueira alias Filipe Antonio Sequeira and his wife Maria Sacramento Almeida alias Maria Sacramento de Almeida alias Succourina Sequeira expired leaving behind three sons namely 1) Mr. Caetano Francisco Sequeira alias Caitan Francisco Sequeira alias Gabriel Francisco Sequeira married to Isabel Fernandes alias Isabela Sequeira, 2) Mr. Caetano

Francisco Sequeira alias Caetano Francisco Sequeira alias Alberto Francis Sequeira married to Maria Joana Fernandes,
3) Mr. Custodio Martinho Siqueira alias Custodio Martinho Sequeira.

AND WHEREAS Mr. Caetano Francisco Sequeira alias Caitan Francisco Sequeira alias Gabriel Francisco Sequeira expired on 18/01/2019 leaving behind his wife Isabela Sequeira and his sole and universal heir, Mr. Paulo Estevao Siqueira alias Paulo Estevao Sequeira.

AND WHEREAS Mr. Custodio Martinho Siqueira alias Custodio Martinho Sequeira expired on 27/07/2012 at Odlem Bhat, Taleigao, Tiswadi - Goa, in the status of bachelor.

AND WHEREAS upon the death of Thomas Sequeira alias Felipe Antonio Siqueira alias Philip Sequeira alias Antonio Felipe Siqueira alias Filipe Antonio Sequeira & his wife Maria Sacramento Almeida alias Maria Sacramento de Almeida alias Succourina Sequeira and Mr. Custodio Martinho Siqueira alias Custodio Martinho Sequeira an Inventory Proceeding was initiated before the Court of the Civil Judge Senior Division of Mapusa vide Inventory Proceeding No. 331/2016/C.

AND WHEREAS in the said Inventory Proceeding bearing No. 331/2016/C, the HALF UNDIVIDED RIGHT AND SHARE IN THE SAID PROPERTY known as "NAGARO SORVO" also known as "NAGARO SARVO" also known as "MANGRO SORVO" amounting to 437.50 sq. mts., situated within the limits and jurisdiction of the Village of Colvale, Taluka and Sub- District of Bardez, North Goa District and State of Goa, surveyed in the Revenue Survey of Record of Rights under Survey No. 17/5 (part) was allotted to Mr.

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J. Roberto

Maria S

For DELVIN INFRASTRUCTURES
Partner(S) Authorised Signatory

Caetano Francisco Siqueira alias Caetano Francisco Sequeira alias Alberto Francis Sequeira alias Alberto Francis Siqueira, Mrs. Maria Joana Fernandes alias Maria Joan Fernandes, Mrs. Isabel Fernandes alias Isabela Sequeira, Mr. Paulo Estevao Siqueira alias Paulo Estevao Sequeira and Mrs. Palmira Terezinha Gomes.

AND WHEREAS being the owners of the Said Property the Vendor No. 1 along with Mr. Caetano Francisco Siqueira alias Caetano Francisco Sequeira alias Alberto Francis Sequeira alias Alberto Francis Siqueira and others applied for the Conversion of Land under Conversion Sanad bearing no. 4/151/CNV/AC-III/2021/1347 dated 14/10/2021 which was issued by the Office of the Additional Collector III North Goa District, Mapusa, Goa.

AND WHEREAS Mr. Caetano Francisco Siqueira alias Caetano Francisco Sequeira alias Alberto Francis Sequeira alias Alberto Francis Siqueira, Mrs. Maria Joana Fernandes alias Maria Joan Fernandes, Mrs. Isabel Fernandes alias Isabela Sequeira, Mr. Paulo Estevao Siqueira alias Paulo Estevao Sequeira and Mrs. Palmira Terezinha Gomes sold their HALF UNDIVIDED RIGHT AND SHARE IN THE SAID PROPERTY known as "NAGARO SORVO" also known as "NAGARO SARVO" also known as "MANGRO SORVO" amounting to 437.50 sq. mts., to the Vendors herein vide Deed of Sale executed on 09/10/2023 duly registered before the Sub Registrar of Bardez under Number BRZ-1-5255-2023 dated 06/11/2023.

AND WHEREAS therefore the Vendors became the absolute owners in peaceful possession and enjoyment of the SAID PROPERTY presently surveyed under survey no. 17 sub

For DELVIN INFRASTRUCTURES

J. Sequeira

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Maria S

Partner(S) Authorised Signatory

together with all the title, deeds, writings, monuments, and other evidence of title as ordinarily pass on to such sale.

2. The Vendors further covenant that having received the total consideration they have no further claim against the Purchaser or any claim on THE SAID PROPERTY.
3. The Vendors do hereby grant, conveys, transfers, sells and assigns and assures unto and to the use of the said Purchaser free from all encumbrances THE SAID PROPERTY existing thereon, more clearly described in SCHEDULE along with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever hereunder and to hold the same for the Purchaser exclusive use and benefit absolutely and unconditionally forever together.
4. And all the estate, right, title, interest, claims and demands whatsoever both at law and in equity of the Vendors and to hold the same hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be unto and to the use of the Purchaser absolutely and forever free from demand, charges and encumbrances of whatsoever nature, as ordinarily pass on such sale.
5. The right in THE SAID PROPERTY hereunder sold and conveyed would be quietly entered into and upon and held and enjoyed by the Purchaser absolutely and the rents, profits if any received there from shall belong to the Purchaser absolutely without any interruptions by the Vendors or any other person claiming through or under the Vendors and without any disturbance or interruption

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J. Savaria

Maria S

For DELVIN INFRASTRUCTURES
Partner(S) Authorised Signatory

by any other person whatsoever and the right in the SAID PROPERTY hereunder conveyed is free from all encumbrances and/or any charges.

6. The Vendors do hereby agree to save and keep indemnified the Purchaser for and against all losses, damages, claims, or costs that they may sustain by reason of the claim being made by anybody to the SAID PROPERTY and that the Vendors assures that no agreement was entered by the Vendors with any Third Person/s with regard to SAID PROPERTY and also assures that there are no claims of whatsoever against the same.
7. All right, title, interest, privileges, advantages, appurtenances and easement whatsoever in respect of the THE SAID PROPERTY which is hereby sold and which is described in the Schedule is also transferred in favour of the Purchaser.
8. The Vendors declares that the Vendors have not entered into Agreement for Sale/Memorandum of Understanding with respect to the SAID PROPERTY with any other person or persons or neither any institution/firm, nor the SAID PROPERTY has been mortgaged or given as security for obtaining any loan and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the Vendors received any notice or notification in respect of the SAID PROPERTY.
9. The Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer the right in the SAID PROPERTY more fully described in the Schedule below to the Purchaser.

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J. Sauria

Maria-S

For DELVIN INFRASTRUCTURES
Partner(S) Authorised Signatory
Diana

10. That the Purchaser shall hereafter hold, possess and enjoy the right in the SAID PROPERTY as their own property without any claim, objections, obstruction, interferences or hindrance by the Vendors or anyone else claiming through or under them.
11. That the Vendors hereby declare that there are no litigation pending in any courts in respect of the right in the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding the SAID PROPERTY before any authority, court, tribunal, etc.
12. That the Vendors do hereby acknowledge of having handed over clear, vacant and defect-free possession of the SAID PROPERTY more fully described in the Schedule hereunder written to the said Purchaser.
13. The Vendors covenant that from this day onwards, the Purchaser shall be the absolute and exclusive owners and in absolute possession of the SAID PROPERTY.
14. That the Vendors further declares that the SAID PROPERTY is absolutely and exclusively belongs to the Purchaser herein and all the cost have been duly paid by them and the Vendors herein have no claims, demands, whatsoever, in respect of the SAID PROPERTY or any other accounts whatsoever.
15. The Vendors do hereby declare that there is absolutely no claim of any right of tenancy and/or Mundkarial or of any other nature in/or over the SAID PROPERTY.

For DELVIN INFRASTRUCTURES

Partner(S) Authorised Signatory

-12-

J. Sauris

Maria - 3

16. That the Vendors do hereby declare that they do not have any kind of objection to include the name of the Purchaser with respect in the SAID PROPERTY on the Form I & XIV with respect to Survey no. 17 sub division 5 admeasuring an area of 875 sq.mts., situated at Colvale, Bardez – Goa and delete the existing names of the Vendors.
17. The Vendors have put the Purchaser in physical possession of the SAID PROPERTY hereby sold.
18. The Vendors do hereby indemnify the Purchaser that if the SAID PROPERTY is lost by virtue of any court proceedings, court orders, any seizures or any other act or claim by a third party with respect to the SAID PROPERTY, the Vendors do hereby further agree to indemnify the Purchaser with respect to the loss of the SAID PROPERTY.
19. That the Vendors shall handover all the related documents to the Purchaser with respect to the SAID PROPERTY at the time of signing this present deed.
20. That the SAID PROPERTY described in the Schedule underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction, rectifications/ratification or amendments carried out.
21. That the Purchaser hereby provides the TDS certificate to the Vendors.
22. That the Schedule and the Plan hereunder written be treated as being integral part of this Deed of Sale.

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J. Pereira

Maria S

For DELVIN INFRASTRUCTURES

Partner(S) Authorised Signatory

ON THE EAST: by property bearing survey no. 17/6;

ON THE WEST: by property bearing survey no. 17/4;

ON THE NORTH: by Road;

ON THE SOUTH: by property bearing survey no. 19

IN WITNESS WHEREOF the Vendors and Purchaser have signed and executed this DEED OF SALE on the date, month and year mentioned hereinabove in the presence of the below mentioned two attesting witnesses.

J. Aguiar

Maria S

For DELVIN INFRASTRUCTURES
Diana
Partner(S) Authorised Signatory



SIGNED AND DELIVERED BY
THE WITHIN NAMED THE
VENDOR NO. 1

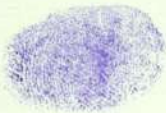


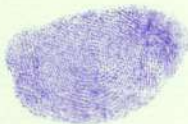
J. Sequeira

(MR. JEREMIAS SEQUEIRA)

L.H.F. Prints



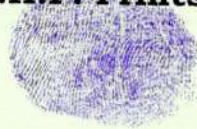


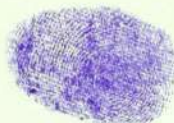






R.H.F. Prints













For DELVIN INFRASTRUCTURES

Diana

Partner(S) Authorised Signatory

J. Sequeira

Maria. 3

SIGNED AND DELIVERED BY
THE WITHIN NAMED THE
VENDOR NO. 2



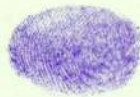
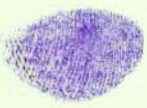
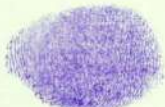
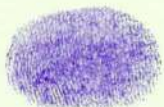
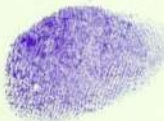
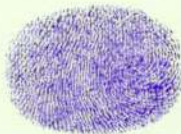
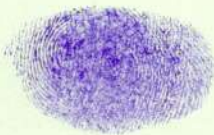
Maria S

Maria S

(MRS. MARIA SEQUEIRA)

L.H.F. Prints

R.H.F. Prints



For DELVIN INFRASTRUCTURES

Partner(s) Authorised Signatory

Diana

J. Squire

Maria S

SIGNED AND DELIVERED
BY THE WITHINNAMED THE
PURCHASER

For DELVIN INFRASTRUCTURES

Partner(s) Authorised Signatory



(DELVIN INFRASTRUCTURES

represented by its partner **MS. DIANA JOHN**

DOLPHIE SEQUEIRA alias **DIANA**

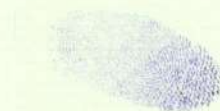
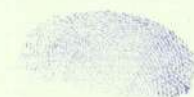
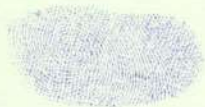
SEQUEIRA alias **DIANA ANDREIA**

SEQUEIRA for self and Power of Attorney

holder for Purchaser No. 1 (a) & 1 (c))

L.H.F. Prints

R.H.F. Prints



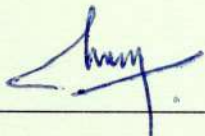
For DELVIN INFRASTRUCTURES


Partner(s) Authorised Signatory

J. Sequeira

Maria S

WITNESSES: -

1.  (Mr. Mahanand Sakharam Parab, son of Mr. Sakharam V. Parab, age 55 years, married, business, Indian National, holder of Aadhar Card No. _____, resident of H. No. 381-G1, Cabesa, Calapur, Santa Cruz, North Goa, Goa - 403005).

2.  (Miss. Nalini Uday Naik, daughter of late Uday Naik, age 23 years, unmarried, service, Indian National, holder of Aadhar Card No. _____, resident of 62, Deul Wada, Cansarvarnem, Pernem, Goa, 403512).

J. Sakthi

Maria. S



For DELVIN INFRASTRUCTURES


Partner(s) / Authorised Signatory



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Colvale Village
Survey No.: 17 , Subdivision No.: 5

Scale 1:1000

Reference No.: REV192453787



For DELVIN INFRASTRUCTURES

Partner(S) Authorised Signatory

J. Squivia Maria S

This record is computer generated on 01-02-2024 06:26:33. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV

नमुना नं १ व १४

Date : 01/02/2024

100018538395

Page 1 of 2

Taluka BARDEZ

तालुका

Village Colvale

गांव

Name of the Field Nagaro Sorvo

शेताचें नांव

Survey No. 17

सर्वे नंबर

Sub Div. No. 5

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.08.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.75

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.08.75

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jeremias Sequeira		38622	
2	Caetano Francisco Siqueira alias Caetano Francisco Sequeira alias Alberto Francis Siqueira		61386	
3	Paulo Estevao Siqueira alias Paulo Estevao Sequeira		61386	
4	Palmira Terezinha Gomes		61386	
5	Maria Joana Fernandes		61386	
6	Isabel Fernandes alias Isabela Sequeira		61386	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

J. Sequeira

Maria S

For DELVIN INFRASTRUCTURES

Partner(S) Authorised Signatory



FORM I & XIV

100018538395

Date : 01/02/2024

नमुना नं १ व १४

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Taluka BARDEZ
तालुका
Village Colvale
गांव
Name of the Field Nagaro Sorvo
शेताचें नांव

Survey No. 17
सर्वे नंबर
Sub Div. No. 5
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नासिक जमीन Nature क्षेत्र प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

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



The record is computer generated on 01/02/2024 at 6:15:42PM as per Online Reference Number - 100018538395. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

J. Salvia

Maria-S

For DELVIN INFRASTRUCTURES
Partner(S) Authorised Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Feb-2024 12:19:44 pm

Document Serial Number :- 2024-BRZ-753

Presented at 12:13:02 pm on 05-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	280000
2	Registration Fee	210000
3	Mutation Fees	1500
4	Processing Fee	1720
Total		493220






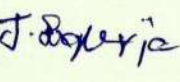


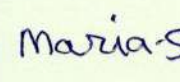






Stamp Duty Required :280000/-

Stamp Duty Paid : 280000/-

Presenter







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	DIANA JOHN DOLPHIE SEQUEIRA Alias DIANA SEQUEIRA Alias DIANA ANDREIA SEQUEIRA Partner Of DELVIN INFRASTRUCTURES ,Father Name:Late Dolphin Sequeira Alias Mr. John Dolphin Sequeira Alias John Dolphie Sequeira Alias John Dolphie Sequeira, Age: 29, Marital Status: ,Gender:Female,Occupation: Business, Address1 - 202, Grotto Heritage Marve Road, Orlem Church, Malad West, Mumbai, Maharashtra-400064, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DIANA JOHN DOLPHIE SEQUEIRA Alias DIANA SEQUEIRA Alias DIANA ANDREIA SEQUEIRA Partner Of DELVIN INFRASTRUCTURES , Father Name:Late Dolphin Sequeira Alias Mr. John Dolphin Sequeira Alias John Dolfhie Seqveira Alias John Dolfhie Sequeira, Age: 29, Marital Status: ,Gender:Female,Occupation: Business, 202, Grotto Heritage Marve Road, Orlem Church, Malad West, Mumbai, Maharashtra-400064, PAN No.:			 For DELVIN INFRASTRUCTURES Partner(S) Authorised Signatory
2	JEREMIAS SEQUEIRA , Father Name:Late Sebastian Sequeira Maria Alias Sebastian Sequeira Alias Bostiao Sequeira Alias Sebestin Sequeira Alias Sebestina Sequeira, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Self Employed, H. No. 466, Voiza Wado, Colvale, Bardez – Goa, 403513, PAN No.:			 J. Sequeira
3	MARIA SEQUEIRA , Father Name:Michael Fernandes, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 466, Voiza Wado, Colvale, Bardez – Goa, 403513, PAN No.:			 Maria S
4	DIANA JOHN DOLPHIE SEQUEIRA Alias DIANA SEQUEIRA Alias DIANA ANDREIA SEQUEIRA Partner Of DELVIN INFRASTRUCTURES , Father Name:Late Dolphin Sequeira Alias Mr. John Dolphin Sequeira Alias John Dolfhie Seqveira Alias John Dolfhie Sequeira, Age: 29, Marital Status: ,Gender:Female,Occupation: Business, 202, Grotto Heritage Marve Road, Orlem Church, Malad West, Mumbai, Maharashtra-400064, PAN No.: , as Power Of Attorney Holder for MICHELLE SEQUEIRA Alias MICHELLE ISABEL LOBO Alias MICHELLE DOLPHIE SEQUEIRA Partner Of DELVIN INFRASTRUCTURES			 For DELVIN INFRASTRUCTURES Partner(S) Authorised Signatory
5	DIANA JOHN DOLPHIE SEQUEIRA Alias DIANA SEQUEIRA Alias DIANA ANDREIA SEQUEIRA Partner Of DELVIN INFRASTRUCTURES , Father Name:Late Dolphin Sequeira Alias Mr. John Dolphin Sequeira Alias John Dolfhie Seqveira Alias John Dolfhie Sequeira, Age: 29, Marital Status: ,Gender:Female,Occupation: Business, 202, Grotto Heritage Marve Road, Orlem Church, Malad West, Mumbai, Maharashtra-400064, PAN No.: , as Power Of Attorney Holder for DELVIN JOHN DOLPHIE SEQUEIRA Alias DELVIN SEQUEIRA Partner Of 1. DELVIN INFRASTRUCTURES			 For DELVIN INFRASTRUCTURES Partner(S) Authorised Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nalini Uday Naik ,Age: 23 ,DOB: ,Mobile: 8265050532 ,Email: ,Occupation: Service , Marital status : Unmarried , Address: 403512, 62 Deul Wada, 62 Deul Wada, Cansarvornem, Pernem, NorthGoa, Goa			
2	Name: Mahanand Sakharam Parab ,Age: 55 ,DOB: ,Mobile: 9356073256 ,Email: ,Occupation: Business , Marital status : Married , Address: 403005, H. No. 381-G1 Cabesa Santa Cruz, H. No. 381-G1 Cabesa Santa Cruz, Calapor, Tiswadi, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-753




Document Serial No:-2024-BRZ-753

Book :- 1 Document

Registration Number :- **BRZ-1-667-2024**

Date : 06-Feb-2024


Sachin

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

SUB-REGISTRAR
BARDEZ



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 05-Feb-2024 12:22:51

Date of Receipt: 05-Feb-2024

Receipt No : 2023-24/9/9064

Serial No. of the Document : 2024-BRZ-753

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

Received the following amounts from **DIANA JOHN DOLPHIE SEQUEIRA Alias DIANA SEQUEIRA Alias DIANA ANDREIA SEQUEIRA Partner Of DELVIN INFRASTRUCTURES** for Registration of above Document in Book-1 for the year 2024

Registration Fee	210000	E-Challan(Online fee)	• Challan Number : 202400066068 • CIN Number : CPADLTPZZ3	210000
Processing Fee	1720	E-Challan(Online fee)	• Challan Number : 202400066068 • CIN Number : CPADLTPZZ3	1900
Total Paid	211900 (Rupees Two Lakh Eleven Thousands Nine Hundred only)			

Probable date of issue of Registered Document



Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized : **Sweta Mandrekar**

For DELVIN INFRASTRUCTURES

Partner(Authorised Signatory)

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **05-Feb-2024**

Signature of the person receiving the Document

Mandrekar
25/02/2024

Signature of the Presenter

Signature of the Sub-Registrar



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 700000/-
(Rupees Seven Lakh only)

PAID VIDE E-RECEIPT NO 202300223294 DATED :21-Mar-2023,
IN THE GOVERNMENT TREASURY.



[Signature]
SUB-REGISTRAR
BARDEZ

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300012504
DOCUMENT SERIAL NUMBER	:	2023-BRZ-3172
DATE OF PRESENTATION	:	27-Jun-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-3230-2023
DATE OF REGISTRATION	:	07-Jul-2023
NAME OF PRESENTER	:	DIANA A. SEQUEIRA Partner Of DELVIN INFRASTRUCTURES
REGISTRATION FEES PAID	:	₹420000/-
PROCESSING FEES PAID	:	₹4000/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300223294

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 20/03/2023 17:10:30

Name and Address of Party: DELVININFRASTRUCTURES | 9637628070
Korlim Mapusa Goa

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 700000.00

Total Amount: ₹ 700,000.00

(Rs. Seven Lakh Only)

Department Data: 202300012504 NOTARY|202300012504 NOTARY

Bank ref No: 1345348040

Status: Success

Payment Date: 21/03/2023 12:29:33

Payment Gateway: SBI-EPAY



2023-BR2-3172
27/06/2023

Print Date: 21/03/2023 12:31:46

SALE DEED

Diare

Sten

Sten

This Sale Deed is made at Mapusa, Goa on this 21st day of March

2023

BETWEEN

1. MRS. THERESA PLACIDO LOBO (~~alias MRS. THERESA ANGELINA LOBO~~) widow of Late Placido Lobo, age 62 years, widow, Retired, Indian National, holding Pan Card No. and Aadhaar card No. R/o H. No.

105 B/6, Tarwado, Colvale, Bardez, Goa, represented by MR. GODWIN EDWARD LOBO, Son of Late Placido Lobo, 40 years of age, married, Indian National, service, holding Pan Card No. , and Aadhaar card. No.

vide Power of attorney dated 02.05.2017 registered before Notary Prabhakar J. Karkera having registration no. 1909/2017 dated 02.05.2017

2. MR. GODWIN LOBO alias MR. GODWIN E LOBO Son of Late Placido Lobo, 40 years of age, married, Indian National, service, holding Pan Card No. , and Aadhaar card. No. and his wife,

3. MRS. ANIGAL GODWIN LOBO, wife of Mr. Godwin E Lobo, 40 years of age, married, Indian National, holding Pan Card No. , and Aadhaar card. No. , represented by MR. GODWIN EDWARD LOBO, Son of Late Placido Lobo, 40 years of age, married, Indian National, service, holding Pan Card No. , and Aadhaar



Prabhakar J. Karkera

[Signature]

[Signature]

card. No. vide Power of Attorney dated 11.11.2019 registered before Notary SJ Sardesai having registration No. 6278/2019 dated 11.11.2019 all R/o. H.No. 105 B/6, Tarwado, Colvale, Bardez, Goa, hereinafter referred as the 'VENDORS NO.1' (Which expression shall unless repugnant to context to mean and include their heirs, legal representatives, executors, administrators and assign) of the FIRST PART.

AND

1. AASHIRWAD CONSTRUCTIONS, a Sole Proprietorship Firm, having its registered office at Shop No.2, Perpetua Apartment, Near Alcon Hyundai, NH17, Socorro, Porvorim, Bardez, Goa, GST No. 30AOC PG7261HIZC, represented herein by :

A. SMT. SIYA SANJAY GAUDE widow of Late Sanjay Chandrakant Gaude, age 37 years, widow, ~~Housewife~~ business, Indian National, holding PAN Card No. and Aadhaar Card No. and,

- B. MISS. SAANVI SANJAY GAUDE daughter of Late Sanjay Chandrakant Gaude , age 9 years, Student, Indian National, and Aadhaar Card No. and she is represented by SMT. SIYA SANJAY GAUDE vide order dated 11/11/2022 in Port. Civil Misc. App. 78/2022/C , both r/o H No 44, Paithona, Salvador-do-Mundo, Bardez Goa, 403101, hereinafter referred to as the 'VENDORS NO. 2', (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include his legal heirs, executors, legal representative, administrators and assigns) OF THE FIRST THIRD PART ;



AND

1. DELVIN INFRASTRUCTURES, a partnership firm registered under number 73/13 before the Sub Registrar of Bardez, 30/07/2013, having Pan Card No. , having it's office at Bernard's Ark, Coop. Housing Society Khorlim Mapusa Goa and represented by its Partners,

A. Ms. DIANA A. SEQUEIRA, daughter of Late John Dolphin Sequeira, 28 years of age, spinster, occupation business, Pan Card No. , and Aadhaar Card no. Indian National, Mob Number 9075016661, And

B. MR. DELVIN SEQUEIRA, son of Late. Mr. John Dolphin Sequeira, 20 years of age, Business, Bachelor, PAN Number No. Aadhaar Card No.

C. MRS. MICHELLE SEQUEIRA, widow of Late Mr. John Dolphin Sequeira, 56 years of age, Business, Pan Card No. , Aadhar Card No. Both duly represented by their sister / daughter / Partner and Power of Attorney Ms. Diana Sequeira daughter of Late John Dolphin Sequeira, 28 years of age, spinster, occupation-business, Pan Card No. , Indian National, vide POA dated 15.02.2021 and registered before Notary NC Gaonkar having registration No. 3858/2021 dated 15.02.2021 both Resident of Flat No. 201/202, Grotto Heritage, Marve Road, Opp. Orlem



Church, Malad (W) Mumbai, 400064 hereinafter referred to as the 'PURCHASERS' (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all their heirs, attorneys, executors, administrators, legal representative and assigns) OF THE SECOND PART.

ALL PARTIES ARE INDIAN NATIONAL

WHEREAS there exists a property known as "NAGARO SORVO", also known as "NAGARO SARVO" also known as "MANGRO SORVO" situated at of Colvale, within the limits of Village Panchayat of Colvale, Taluka and Sub District of Bardez, District of North Goa, State of Goa, admeasuring an area of 925 sq. Mts, described in the Land Registration Office under no. 29094 at page 5V reverse of Book B 75, inscribed in favour of Gregorio Lobo of Colvale under no.28051 at pg.88V of G33 in the Land Registration Office, surveyed for Record of Rights under survey no.17/6, which property is more particularly described in the Schedule I herein under written and hereinafter referred to as THE "SAID PROPERTY".

AND WHEREAS THE "SAID PROPERTY" originally belonged to said Gregorio Lobo alias Gregorio Santana Lobo.

AND WHEREAS the said Mr. Gregorio Lobo alias Gregorio Santana Lobo was married to Mrs. Maria Annuciaci D'Silva alias Maria Anuciaci D'Silva under regime of Communion of assets and upon whose death Inventory Proceedings bearing No.10/2004/E were initiated in the Court of Civil Judge Junior Division at Mapusa.



AND WHEREAS the "SAID PROPERTY" was listed at Item No.2 in the List of Assets dated 28/02/2005 in the said inventory bearing no. 10/2004/E.

AND WHEREAS by Final Chart of allotment dated 3.5.2010 and the final orders of the Civil Court dated 5.5.2010, the "SAID PROPERTY" was jointly allotted to the Smt. Theresa Angelina Lobo alias Theresa Anjalina Lobo and her children namely Mr. Godwin Edward Lobo alias Godwin Eduardo Lobo and Miss. Antonette Maria Lobo alias Antonete Maria Lobo alias Maria Anthonette Lobo.

AND WHEREAS Miss. Antonette Maria Lobo alias Antonete Maria Lobo alias Maria Anthonette Lobo thereafter relinquished her rights to the estate of her late father Placido Lobo alias Placidio Purificacao Lobo alias Placidio Goncaio Purificacao Lobo vide Deed of Relinquishment dated 09/11/2017 recorded at folio 56 to 56v of Book no. 858, duly registered before the Office of the Civil Registrar cum Sub Registrar and Notary Ex- Officio, Bardez at Mapusa-Goa.

AND WHEREAS Smt. Theresa Angelina Lobo alias Theresa Anjalina Lobo and her son Mr. Godwin Edward Lobo alias Godwin Eduardo Lobo and his wife Mrs. Anigal Lobo are therefore in possession and enjoyment of the "SAID PROPERTY".

AND WHEREAS in pursuance to the above, the Developer obtained Sanad from the Office of the District Collector, North Goa Revenue Branch, Collectorate Building Panaji - Goa vide No. RB/CNV/BAR/COLL/54/2015, dated 08/02/2016, Technical Clearance Order from the Office of the Senior Town Planner, Mapusa Goa under Ref. No. TPB/4212/COL/TCP-18/4816 dated 16/11/2018,



NOC from Directorate of Health Services Primary Health Centre Colvale, Bardez Goa under No. PHC Colvale/ NOC/2018-19/1252, dated 10/12/2018, Construction License from the Office of the Village Panchayat of Colvale, Bardez Goa bearing no. V.P./COL/F/2020-21/1528 dated 06/01/2021 on behalf of 'VENDOR NO. 1' .

AND WHEREAS vide an Agreement for Sale dated 02/07/2021, registered under registration no. BRZ-1-2534- 2021 Book 1 document dated 22/07/2021 before the Office of the Civil Registrar cum Sub Registrar and Notary Ex- Officio, Bardez at Mapusa-Goa, said 'VENDOR NO. 1' entered into an Agreement for Sale with respect of the "SAID PROPERTY" by way of construction of Building Complex in the "SAID PROPERTY" to be done and on such further terms and conditions as stipulated in the said Agreement therein and thereafter to sell the said premises constructed thereon to prospective purchasers;

AND WHEREAS the said Mr. Godwin Edward Lobo alias Godwin Eduardo Lobo is married to Mrs. Anigal Lobo under the regime of Communal of Assets and their marriage is registered against entry No. 530/2011 before the Office of the Civil Registrar cum Sub Registrar and Notary Ex- Officio, Bardez at Mapusa-Goa.

AND WHEREAS having obtained/acquired the aforementioned Permissions/NOC's from the competent Authorities, the "VENDOR NO. 2" herein has designed a Project to be set up on the "SAID PROPERTY" known as 'Saanvi Riviera', comprising of residential flats, shop, herein after referred as "Saanvi Riviera" project.



transfer to the 'PURCHASER' by way of this Sale Deed the "SAID PROPERTY" TO HAVE AND TO HOLD the same absolutely and forever as its lawful owner.

3. The 'VENDOR NO. 1 and the 'VENDOR NO. 2' covenant with the 'PURCHASER' to sell, convey, transfer and assign unto the 'PURCHASER' by way of sale, the "SAID PROPERTY, together with all the right, title in the property described in Schedule 'I' herein under, including all rights, titles, interest, claims, appurtenances and easements.
4. The 'VENDOR NO. 1' and the 'VENDOR NO. 2' covenant with the 'PURCHASER' that notwithstanding anything done or purported to have been done either by the the 'VENDOR NO. 1 and the 'VENDOR NO. 2' or their predecessors in title, the the 'VENDOR NO. 1 and the 'VENDOR NO. 2' have good title, right, full power and absolute authority to sell the "SAID PROPERTY".
5. The the 'VENDOR NO. 1 and the 'VENDOR NO. 2' covenant with the 'PURCHASER' that the 'PURCHASER' shall at all times hereafter, hold, possess and enjoy the "SAID PROPERTY" as his own without any objection, interruption and hindrance from the 'VENDOR NO. 1 and the 'VENDOR NO. 2' or anyone claiming through them.
6. The 'VENDOR NO. 1 and the 'VENDOR NO. 2' agree and admits that, if there are any defects in title of the the 'VENDOR NO. 1 and / or the 'VENDOR NO. 2', and if the



'PURCHASER' is deprived of "SAID PROPERTY" or the whole or any part of "SAID PROPERTY" the the 'VENDOR NO. 1 and the 'VENDOR NO. 2' jointly undertake to compensate and indemnify the 'PURCHASER' thier heirs and successors in terms of law for all losses, damages, liabilities, that 'PURCHASER' may suffer. The the 'VENDOR NO. 1 and the 'VENDOR NO. 2' agrees and admits that in case any third party claims any right over the "SAID PROPERTY" it shall be their responsibility to settle such person in terms of law.

7. The the 'VENDOR NO. 1 and the 'VENDOR NO. 2' covenant of with the 'PURCHASER' that they have lawfully seized of the "SAID PROPERTY", and the same is hereby conveyed free from all charges, encumbrances, claims and demands to the 'PURCHASER' and that the 'PURCHASER' shall hereafter peaceably and quietly hold, use, possess and enjoy the "SAID PROPERTY" as its absolute owner thereof without any hindrance and claims whatsoever from the the 'VENDOR NO. 1 and the 'VENDOR NO. 2' or any other person/s claiming through them or on their behalf.
8. That the 'PURCHASER' shall be entitled to carry out mutation in survey records by inserting their name deleting the names of the 'VENDOR' on the strength of this Sale Deed and the 'VENDOR NO. 1 and the 'VENDOR NO. 2' give their specific no objection for the same.



SCHEDULE-I

(Description of the said property)

property known as "NAGARO SORVO", also known as "NAGARO SARVO" also known as "MANGRO SORVO" situated at of Colvale, within the limits of Village Panchayat of Colvale, Taluka and Sub District of Bardez, District of North Goa, State of Goa, admeasuring an area of 925 sq. Mts, described in the Land Registration Office under no. 29094 at page 5V reverse of Book B 75, inscribed in favour of Gregorio Lobo of Colvale under no.28051 at pg. 88V of G33 in the Land Registration Office, surveyed for Record of Rights under survey no.17/6, sitated at Village Colvale Bardez Goa and is bounded as under:

NORTH: By the Road;

SOUTH: By the property bearing survey no. 19/1;

EAST: By the Road;

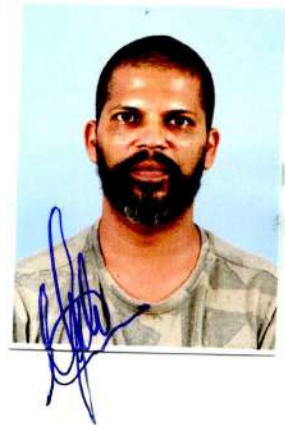
WEST: By the property bearing survey no. 17/5;

Plan of the said Property is annexed to this Sale Deed

IN WITNESS WHEREOF this Sale Deed is typed on stamp paper of Rs. 7,00,000/- and is signed by the 'VENDORS' and 'PURCHASERS' on the day first herein abovementioned in presence of two witness.













'VENDOR NO. 1



MR. GODWIN EDWARD LOBO

For Self and POA for MRS. THERESA PLACIDO LOBO alias MRS.
THERESA ANGELINA LOBO and POA for MRS. ANIGAL
GODWIN LOBO

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Forefinger of Right Hand	Little Finger of Right hand
				
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Forefinger of Left Hand	Little Finger of Left hand
				













‘VENDOR NO. 2’

Siya



AASHIRWAD CONSTRUCTIONS through

Smt. Siya Sanjay Gaude for self and for Miss. Saanvi Sanjay Gaude
as per court order.

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Forefinger of Right Hand	Little Finger of Right hand
				
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Forefinger of Left Hand	Little Finger of Left hand
				

Siya

Siya











Saanvi

'PURCHASERS'

[Signature]



DELVIN INFRASTRUCTURES thorough it is partner
Ms. DIANA A. SEQUEIRA for self and as POA for MR. DELVIN
SEQUEIRA and MRS. MICHELLE SEQUEIRA

Right Thumb	Index Finger of Right Hand	Middle Finger of Right Hand	Forefinger of Right Hand	Little Finger of Right hand
				
Left Thumb	Index Finger of Left Hand	Middle Finger of Left Hand	Forefinger of Left Hand	Little Finger of Left hand
				



[Signature]

[Signature]

[Signature]

WITNESSES:-

Lynn

-
1. Lynn Mario Pereira
S/o Noel M Pereira
H.No. 247, Pinto Vaddo, Verla,
Bardez, North Goa, Goa 403510
Mob: 9284780519

Mahanand

-
2. Mahanand Sakharam Parab
S/o Sakharam V. Parab
381-G1, Calapur, Santacruz,
North Goa, Goa 403005
Mob: 9130952549

Sus

Diana

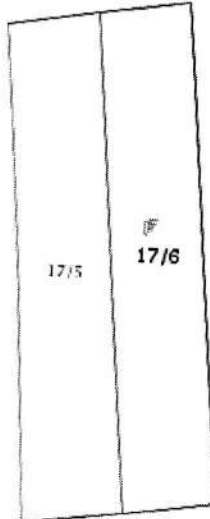
Sus



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Colvale Village
Survey No.: 17 , Subdivision No.: 6

Scale 1:1000

Reference No.: REV192325962



19/0

Diary

[Signature]

[Signature]

This record is computer generated on 11-01-2023 09:36:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

100016223275

Date : 11/01/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Colvale
गांव
Name of the Field Nagaro Sorvo
शेताचें नांव

Survey No. 17
सर्वे नंबर
Sub Div. No. 6
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.09.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.25

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.25

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant वस्तीदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Theresa Angelina Lobo		43119	
2	Godwin Edward Lobo alias Godwin Eduardo Lobo		43119	

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

Other Rights इतर हक्क

Name of Person holding rights and nature of rights.

इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार

Mutation No.

फेरफार नं

Remarks

शेरा

-----Nil-----

**FORM I & XIV**

100016223275

Date : 11/01/2023

नमुना न १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Colvale
 गांव
 Name of the Field Nagaro Sorvo
 शेताचें नांव

Survey No. 17
 सर्वे नंबर
 Sub Div. No. 6
 हिस्सा नंबर
 Tenure
 मत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
वर्ष	नायण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	Nature	Area क्षेत्र	सिंचनाचा प्रारि	शेरा
					Ha.Ars Sq.Mts ह.आर.वौ.मी	Ha.Ars Sq.Mts ह.आर.वौ.मी	प्रकार	Ha.Ars Sq.Mts ह.आर.वौ.मी		
	-----Nil-----	-----	-----							

End of Report

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



The record is computer generated on 11/01/2023 at 10:01:24AM as per Online Reference Number - 100016223275. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Jun-2023 12:35:07 pm

Document Serial Number :- 2023-BRZ-3172

Presented at 12:26:36 pm on 27-Jun-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	700000
2	Registration Fee	420000
3	Mutation Fees	1500
4	Processing Fee	3140
Total		1124640

Stamp Duty Required :700000/-













Stamp Duty Paid : 700000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DIANA A. SEQUEIRA Partner Of DELVIN INFRASTRUCTURES Father Name:John D Sequeira, Age: 28, Marital Status: ,Gender:Female,Occupation: Business, Address1 - 201/202, Grotto Heritage, Marve Road, Opp. Orlem Church, Malad (W) Mumbai, 400064, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR. GODWIN LOBO Alias MR. GODWIN E LOBO , Father Name:Placido Lobo, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Service, 105 B/6, Tarwado, Colvale, Bardez, Goa, PAN No.:			
2	GODWIN EDWARD LOBO , Father Name:PLACIDO LOBO, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, H.No. 105 B/6, Tarwado, Colvale, Bardez, Goa, PAN No.: AFYPL0944B , as Power Of Attorney Holder for ANIGAL GODWIN LOBO			
3	GODWIN EDWARD LOBO , Father Name:PLACIDO LOBO, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, H.No. 105 B/6, Tarwado, Colvale, Bardez, Goa, PAN No.: AFYPL0944B , as Power Of Attorney Holder for THERESA PLACIDO LOBO			
4	SIYA SANJAY GAUDE , Father Name:Uttam R Khot, Age: 37, Marital Status: Married ,Gender:Female,Occupation: Business, o H No 44, Paithona, Salvador-do-Mundo, Bardez Goa, 403101, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	SIYA SANJAY GAUDE Proprietor Of AASHIRWAD CONSTRUCTIONS , Father Name:Uttam Raghoba Khot, Age: 37, Marital Status: Widow ,Gender:Female,Occupation: Business, H No 44, Paithona, Salvador-do-Mundo, Bardez Goa, 403101, PAN No.:			
6	DIANA A. SEQUEIRA Partner Of DELVIN INFRASTRUCTURES , Father Name:John D Sequeira, Age: 28, Marital Status: ,Gender:Female,Occupation: Business, 201/202, Grotto Heritage, Marve Road, Opp. Orlem Church, Malad (W) Mumbai, 400064, PAN No.:			
7	Ms. DIANA A. SEQUEIRA , Father Name:John D Sequeira, Age: 28, Marital Status: ,Gender:Female,Occupation: Business, Flat No. 201/202, Grotto Heritage, Marve Road, Opp. Orlem Church, Malad (W) Mumbai, 400064, PAN No.: , as Power Of Attorney Holder for DELVIN SEQUEIRA Partner Of DELVIN INFRASTRUCTURES			
8	Ms. DIANA A. SEQUEIRA , Father Name:John D Sequeira, Age: 28, Marital Status: ,Gender:Female,Occupation: Business, Flat No. 201/202, Grotto Heritage, Marve Road, Opp. Orlem Church, Malad (W) Mumbai, 400064, PAN No.: , as Power Of Attorney Holder for MICHELLE SEQUEIRA Partner Of DELVIN INFRASTRUCTURES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mahanand Sakharam Parab, Age: 55, DOB: 1967-04-28 , Mobile: 9130952549 , Email: , Occupation: Service , Marital status : Married , Address: 403005, 381G1 Cabesa Calapur Santa Cruz North Goa Goa, 381G1 Cabesa Calapur Santa Cruz North Goa Goa, Calapor, Tiswadi, North Goa, Goa			
2	Name: Lynn Mario Pereira, Age: 27, DOB: 1995-04-08 , Mobile: 8552948265 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403510, 247 Pinto vaddo Bardez Verla North Goa Goa 403510, 247 Pinto vaddo Bardez Verla North Goa Goa 403510, Verla, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-3172

Book :- 1 Document

Registration Number :- **BRZ-1-3230-2023**

Date : 07-Jul-2023


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

**SUB-REGISTRAR
BARDEZ**

Scanned by Nailancia Costa (DEO)
Costa



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 27-Jun-2023 12:36:53

Date of Receipt: 27-Jun-2023

Receipt No : 2023-24/9/2186

Serial No. of the Document : 2023-BRZ-3172

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

Received the following amounts from **DIANA A. SEQUEIRA Partner Of DELVIN INFRASTRUCTURES** for
Registration of above Document in Book-1 for the year 2023

Registration Fee	420000	E-Challan(Online fee)	• Challan Number : 202300229866 • CIN Number : 202308151717343	420000
Processing Fee	3140	E-Challan(Online fee)	• Challan Number : 202300229866 • CIN Number : 202308151717343	4000
Total Paid	424000 (Rupees Four Lakh Twenty Four Thousands only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Adv Sahil S. Dasgupta

[Signature]

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **27-Jun-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar

[Signature]
21/7/23

Adv Sahil S. Dasgupta

[Signature]
21/7/23