

Phone No: 9422056634
Sold To/Issued To:
Antaara Developers L
For Whom/ID Proof:
Pancard-ACFFA0426R



JUL-06-2024 09:49:49

₹ 2000000/-
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Other
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3816237 35/02/01/2021-RD1

For CITIZENCREDITTM
CO-OP. BANK LTD.

[Signature]
Authorised Signatory



2024-BRZ-3806
24/07/2024

DEED OF SALE

..2/-

x E. Pinto

x *[Signature]*

x Euroasco

x

MS. ANTAARA DEVELOPERS LLP

[Signature]
PARTNER

Phone No: 9422066634
Sold To/Issued To:
Antaara Developers L
For Whom/ID Proof:
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Other
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Authorised Signatory



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DEED OF SALE

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M/S. ANTAARA DEVELOPERS LLP

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PARTNER

Phone No: 9422056834
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Antara Developers L
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₹ 0261500/-
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38152371720259433748-00021082 Other
3815237 38/02/01/2021-RD1

For CITIZEN CREDITTM
CO-OP. BANK LTD.

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DEED OF SALE

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M/S. ANTARA DEVELOPERS LLP

[Signature]
PARTNER

THIS DEED OF SALE is made on this 6th day of July of the year 2024
at Mapusa, Bardez Goa.

BETWEEN

1. **MR. CAMILLO DSILVA ALIAS MR. CAMILLO NORBERTO D'SILVA,**
Son of late Mr. Wenceslau Aleixo D'silva alias Mr. Wenceslau
Aleixo Da silva, aged 69 years, married, service, Indian National,
(NRI), Holder of PAN No. [REDACTED], holder of Aadhaar Card
bearing No. [REDACTED], resident of H. No. 204/1, Forta
Vaddo, Nerul, Bardez, Goa, 400706, and his wife;

2. **MRS. MARILYN CAROLINE D'SILVA ALIAS MRS. MARILYN DSILVA,**
daughter of Late Reginald Dsouza, wife of Mr. Camillo Dsilva Alias
Mr. Camillo Norberto D'silva aged 67 years, married, service,
Indian National, (NRI), Holder of PAN No. [REDACTED], holder of
Aadhar Card bearing No. [REDACTED], resident of H. No.
204/1, Forta Vaddo, Nerul, Bardez, Goa, 400706.

3. **MRS. EDLINA TEREZA CARRASCO ALIAS MRS. EDLINA T.
CARRASCO,** daughter of Late Wenceslau D'Silva alias Mr.
Wenceslau Aleixo Da silva, wife of Mr. Eduardo J Carrasco, Alias
Mr. Eduardo Jeronimo Carrasco, Alias Mr. Edward Jerome

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MS. ANTAARA DEVELOPERS LLP

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PARTNER

Carrasco aged 68 years, Service, Married, Indian National, holder of PAN No. [REDACTED], holder of Aadhar Card bearing No. [REDACTED], resident of Osborne-2, Flat A-7 Gaura Vaddo, Calangute, Bardez, Goa, 403516; and her husband,

4. **MR. EDUARDO J CARRASCO, ALIAS MR. EDUARDO JERONIMO CARRASCO, ALIAS MR. EDWARD JEROME CARRASCO**, son of Late John M.A. Carrasco, 75 years of age, Retired, married, Indian National, holder of PAN No. [REDACTED], holder of Aadhar Card bearing No. [REDACTED], resident of Osborne-2, Flat A-7 Gaura Vaddo, Calangute, Bardez, Goa 403516.



5. **MR. CONRAD DSILVA ALIAS CONRAD WENCESLAU D'SILVA ALIAS CONRAD LEO DA SILVA ALIAS CONRAD LEO DSILVA**, Son of Late Wenceslau Alexio Dsilva alias Mr. Wenceslau Aleixo Da silva, aged 65 years, married, service, Indian National, (NRI), Holder of PAN No. [REDACTED], holder of Aadhar Card bearing No. [REDACTED], residence at H. No. 204/1, Forta Vaddo, Nerul, Bardez, Goa, 400706; and his wife;

6. **MRS. VALERIE MARLYN D'SILVA**, daughter of Mr. Victor Mathias Lemos, wife of Mr. Conrad Dsilva Alias Conrad Wenceslau D'silva Alias Conrad Leo Da Silva Alias Conrad Leo Dsilva, aged 59 years,

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married, service, Indian National, (NRI), Holder of PAN No. [REDACTED], holder of Aadhar Card bearing No. [REDACTED], resident of H. No. 204/1, Forta Vaddo, Nerul, Bardez, Goa, 400706;

7. **MRS. EILEEN J. PINTO ALIAS MRS. EILEEN JOANA PINTO**, daughter of Late Mr. Wenceslau D'Silva alias Mr. Wenceslau Aleixo Da Silva, wife of Mr. Gavin V.J. Pinto Alias Mr. Gavin Venantius Joseph Pinto, aged 60 years, Housewife, Married, Indian National, holder of PAN No. [REDACTED], holder of Aadhar Card bearing No. [REDACTED] with residence at Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, 403002 and her husband;

8. **MR. GAVIN V.J. PINTO ALIAS MR. GAVIN VENANTIUS JOSEPH PINTO**, son of Late Stanley Baptista Pinto, 62 years of age, Service, Indian National (NRI), married, holder of Aadhar Card bearing No. [REDACTED] and holder of PAN No. [REDACTED], resident of Models Millennium, Vista 2C/F1-2, Caranzalem, Goa 403002; (Hereinafter shall be referred to as the VENDORS and hereinafter referred to as the 'VENDORS' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assignees) OF THE FIRST PART;

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PARTNER

[Signatures]



AND

M/S. ANTAARA DEVELOPERS LLP, (LLP Identification Number: **(ACF-9329)**), a limited liability Partnership formed and duly existing under the Limited Liability Partnership Act, 2008, Having Pan Card No. [REDACTED], having its registered office at H.No. 137, Block H, Pocket-34, 3rd Floor, Sector-3, Rohini, Rohini Sector-5, Police Station, Sector 3, Rohini Delhi, North West Delhi, 110085, Delhi, India, through its Partner **MR. GAURESH AUDHOOT NAYAK ALIAS MR. GAURESH NAYAK**, son of late Mr. Audhooth Nayak, 45 years of age, Married, Indian National, Business, resident of Flat no. 402, 3rd floor, Jasmine block, Socorro Gardens, near data Mandir, Porvorim, Socorro, Bardez Goa, 403521, Holding Pan Card No. ADOPN2330D and Holding Aadhaar Card No. [REDACTED], vide board resolution dated 01-04-2024; Hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators and assignees) **OF THE SECOND PART;**

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WHEREAS:-

- A. Vendor No. 1 and 2 are duly represented by their lawful attorney Vendor No. 7 i.e. **Mrs. EILEEN J. PINTO alias Mrs. EILEEN JOANA PINTO**, vide Power of Attorney dated 08/06/2023, duly executed before V. B. Thali, Advocate and Notary of Bardez and Pernem Goa, under serial No. 1091/2023. (Certified Copy of the Power of Attorney is annexed herewith).
- B. Vendor No. 5 and 6 are duly represented by their lawful attorney Vendor No. 7 i.e. **Mrs. EILEEN J. PINTO alias Mrs. EILEEN JOANA PINTO**, vide Power of Attorney dated 29/12/2021, duly executed before Govind U Bhobe, Advocate and Notary of Panaji-Goa, under serial No. 2120 on 29/12/2021. (Certified Copy of the Power of Attorney is annexed herewith).
- C. Vendor No. 8 is duly represented by his lawful attorney Vendor No. 7 i.e. **Mrs. EILEEN J. PINTO alias Mrs. EILEEN JOANA PINTO**, vide Power of Attorney dated 29/12/2021, duly executed before V. B. Thali, Advocate and Notary of Bardez and Pernem Goa, under serial No. 1104/2023 on 13/06/2023. (Certified Copy of the Power of Attorney is annexed herewith).



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D. There exists an immovable property known as "NISSABATA", also known as "FATTA WADDO" admeasuring 11350 Sq. Mts., situated at Nerul, Bardez, Goa, within the jurisdiction of the Village Panchayat of Nerul, Taluka Bardez, Sub District of Bardez, District North Goa, State of Goa, forming the entire first plot described under No. 19313 at page 131 R of Book B 51 new and the remaining part of the second Plot described under No. 19084 at pages 192V of Book B 50 New of the Land Registration Office of Ilhas, and registered in the Taluka Revenue Office at Mapusa, Bardez Goa under No. 151, having Old Cadastral No. 649, surveyed under Survey No. 61/1 of Village Nerul, Bardez, Goa; (Hereinafter referred to as the "SAID PROPERTY") which is more particularly described in the SCHEDULE-I hereunder written).



- E. The SAID PROPERTY was part of a larger property originally owned by one Mrs. Anandibai Sinainim, widow of Purxotoma Vitola Sinai Dempo, the same having being inscribed in her name and in her favour in the Land Registration Records of Bardez under no. 16126, recorded at page 86V of Book No. G-28/161.
- F. Vide Public Deed of Sale and Discharge executed on 14/05/1952 before Notary of Judicial Division of Ilhas Mr. Jeronimo Salvador Constantino Socrates da Costa and recorded at page 43 V onwards

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of Book No. 456, the said Mrs. Anandibai Sinainim sold the larger property to one Shri. Dattatraia Vishram Prabhu Walavalcar and his wife Mrs. Shantabai Dattatraia Prabhu Walavalcar.

G. Vide Deed of Sale executed on 06/03/1974, duly registered in the office of Sub-Registrar of Ilhas under no.198, recorded at pages 383 to 388 of Book I, Volume No. 80, dated 19/03/1974, one Wenceslau Aleixo Da Silva purchased a defined part of the larger property admeasuring 12,300 sq. mtrs., now called the **SAID PROPERTY** from the said Shri. Dattatraia Vishram Prabhu Walavalcar and his wife Mrs. Shantabai Dattatraia Prabhu Walavalcar.



H. The said Wenceslau Aleixo Da Silva expired and Julia A. D'silva expired, both died leaving behind their following heirs namely:-

- a. Mrs. Edlina Tereza Carrasco married to Mr. Eduardo J. Carrasco,
- b. Mrs. Eileen Joana Pinto married to Mr. Gavin V. J. Pinto,
- c. Mr. Camilo Norberto D'silva married to Mrs. Marilyn C. D'silva,
- d. Mr. Conrad L. D'silva married to Mrs. Valerie M. D'silva,

I. Upon their death an Inventory Proceeding bearing No. 206/2022/C was filed before the Court of the Civil Judge Junior Division at Mapusa-Goa and vide Judgement dated 28/06/2011 in

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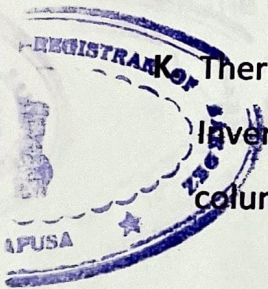
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the Inventory Proceeding bearing No. 23/2011/B passed In the Court of the Civil Judge Senior Division at Panjim-Goa and vide Judgment dated 27/07/2022, in the Inventory Proceeding bearing No. 206/2022/C passed In the Court of the Civil Judge Junior Division at Mapusa-Goa, the Vendors are confirmed as the legal heirs and have inherited the right of ownership in the said property.

- J. As per the above both said Inventory Proceedings which was filed upon death of Wenceslau Aleixo Da Silva and Julia A. D'silva, the said property is listed at Item No. I admeasuring 11350 sq. mtrs bearing survey No. 61/1 of village Nerul, Bardez-Goa.



Thereafter the Vendors carried out mutation based on the said Inventory Proceedings and their names are recorded in occupants column of survey records of rights having mutation No. 90471.

- L. By virtue of the above said documents the VENDORS became the absolute owners in peaceful possession and enjoyment of the said property.

- M. Now the **PURCHASER** approached the **VENDORS** with a request to sell him one of the plot i.e Plot No. B, admeasuring 4735 sq. mtrs., of the said property. (Hereinafter referred to as the **SAID PLOT**) and which is more particularly described in Schedule II hereunder written.

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N. The VENDORS herein have agreed to Sell, convey and transfer the "SAID PLOT" to the Purchaser and the Purchaser has agreed to purchase the SAID PLOT from the VENDORS.

O. The VENDORS have represented to the Purchaser, that the VENDORS are the sole and absolute owners in possession of the SAID PLOT, including the rights and benefits attached thereto and no one else has any right, title or interest in the SAID PLOT and the VENDORS are absolutely seized and possessed of and otherwise well and sufficiently entitled to the SAID PLOT.

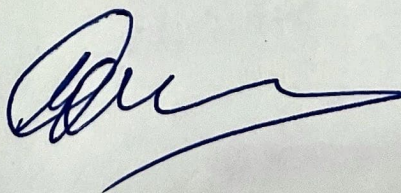
P. The VENDORS have further represented that:-

a) The VENDORS have all the rights to deal with or dispose the SAID PLOT or part of it and the VENDORS do not require any consent, permission or No Objection Certificate from any third Party.

b) The VENDORS have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the VENDORS are prevented or prohibited from dealing with, disposing of or transferring the VENDORS's right, title and interest in respect of the SAID PLOT and/or part of it.

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- c) The SAID PLOT is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lispendens and prior to the execution hereof and that the VENDORS have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PLOT and/or any part of it then to the Purchaser.
- d) The SAID PLOT is not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there is no subsisting order under any of the applicable laws which prohibits or prevent the VENDORS from dealing with or disposing of the SAID PLOT.
- e) There are no easementary rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the SAID PLOT, or any part thereof.
- f) No notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PLOT or any part thereof, and the VENDORS are entitled to sell and transfer the SAID PLOT to the PURCHASER without any permission and/or consent.

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- g) That the VENDORS have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the SAID PLOT nor have the VENDORS agreed to sell or encumber or mortgage the same in any manner whatsoever.
- h) No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PLOT or acquiring the SAID PLOT whereby VENDORS are prevented from selling the SAID PLOT.
- i) That there are no outstanding taxes or any other outgoings payable in respect of the SAID PLOT as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.
- j) That, the VENDORS have not mortgaged the SAID PLOT to any bank, financial institution or private financiers.
- k) That, the VENDORS have declared and assured to the PURCHASER that no part of the SAID PLOT is in any HUF and no part of the SAID PLOT is owned by any minor.
- l) The VENDORS now for their bonafide needs, desire to sell SAID PLOT.

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MS. ANTAARA DEVELOPERS LLP

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PARTNER

Q. The VENDORS are desirous to sell to the Purchaser and the Purchaser is desirous of purchasing from the VENDORS, the SAID PLOT, more particularly described in Schedule-II, hereunder for a total consideration of Rs. 7,10,25,000/- (Rupees Seven Crore Ten Lakhs Twenty Five Thousand only) free from all encumbrances, charges, demands whatsoever on the following terms and conditions.

R. The VENDORS state that the SAID PLOT being conveyed to the Purchaser herein, is free from all encumbrances and/or defects in title and that the VENDORS have an absolute clear marketable title to the SAID PLOT and based on the said representation, the Purchaser has offered to purchase the SAID PLOT from the VENDORS free from all encumbrances and/or defect in title for a total consideration of a sum of Rs. 7,10,25,000/- (Rupees Seven Crore Ten Lakhs Twenty Five Thousand only).

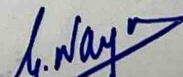
S. The VENDORS do hereby sell the SAID PLOT to the Purchaser herein, free from all encumbrances and/or defect in title for a consideration of Rs. 7,10,25,000/- (Rupees Seven Crore Ten Lakhs Twenty Five Thousand only) which is the market value of the SAID PLOT, and the Purchaser doth hereby purchase the SAID PLOT for the aforesaid consideration free from all encumbrances and/or defect in title.

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M/S. ANTAARA DEVELOPERS LLP


PARTNER

NOW THEREFORE THIS DEED OF SALE IS WITNESSETH AS
UNDER:-

1. That, the aforesaid recitals are made an integral part of this sale deed.
2. That in consideration of the payment of total sum of Rs. 7,10,25,000/- (Rupees Seven Crore Ten Lakhs Twenty Five Thousand only) paid by the Purchaser to the VENDORS, in the following manner:-
 - a. A sum of Rs. 31,25,000/- (Rupees Thirty-One Lakhs Twenty-Five Thousand only) is paid vide Demand Draft bearing transaction No. 003171-020723508705, dated 26-APR-24, drawn on HDFC Bank, Panjim Branch, by Purchaser to **MR. CAMILLO NORBERTO DSILVA**.
 - b. A sum of Rs. 36,29,477.5/- (Rupees Thirty Six Lakhs Twenty Nine Thousand Four Hundred and Seventy Seven point Five only) is paid vide RTGS bearing UTR No. HDFCR5202472277115117, dated 22/07/2024, drawn on HDFC Bank, Panjim Branch, by Purchaser to **MR. CAMILLO NORBERTO DSILVA**.



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c. A sum of Rs. 21,23,647.5/- (Rupees Twenty One Lakhs Twenty Three Thousand Six Hundred and Forty Seven point Five only) being TDS deducted @ 23.92% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 32516 of HDFC Bank.

d. A sum of Rs. 31,25,000/- (Rupees Thirty-One Lakhs Twenty-Five Thousand only) is paid vide Demand Draft bearing transaction No. 003172-020723508706, dated 26-APR-24, drawn on HDFC Bank, Panjim Branch, by Purchaser to **MRS. MARILYN CAROLINE D'SILVA.**



e. A sum of Rs. 36,29,477.5/- (Rupees Thirty Six Lakhs Twenty Nine Thousand Four Hundred and Seventy Seven point Five only) is paid vide RTGS bearing UTR No. HDFCR5202472277115049, dated 22/07/2024, drawn on HDFC Bank, Panjim Branch, by Purchaser to **MRS. MARILYN CAROLINE D'SILVA.**

f. A sum of Rs. 21,23,647.5/- (Rupees Twenty One Lakhs Twenty Three Thousand Six Hundred and Forty Seven point Five only) being TDS deducted @ 23.92% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 31801 of HDFC Bank.

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- g. A sum of Rs. 31,25,000/- (Rupees Thirty-One Lakhs Twenty-Five Thousand only) is paid vide RTGS bearing transaction No. HDFCR52024042651931723, dated 26-APR-24, from HDFC Bank, Panjim Branch, by Purchaser to **MR. EDWARD JERONIMO CARRASCO**.
- h. A sum of Rs. 56,64,343.75/- (Rupees Fifty Six Lakhs Sixty Four Thousand Three Hundred and Forty Three point Seventy Five only) is paid vide RTGS bearing UTR No. HDFCR52024072377390141, dated 23/07/2024, from HDFC Bank, Panjim Branch, by Purchaser to **MR. EDWARD JERONIMO CARRASCO**.
- i. A sum of Rs. 88,781/- (Rupees Eighty Eight Thousand Seven Hundred and Eighty One only) being TDS deducted @ 1% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 29546 of HDFC Bank.
- j. A sum of Rs. 31,25,000/- (Rupees Thirty-One Lakhs Twenty-Five Thousand only) is paid vide RTGS bearing transaction No. HDFCR52024042651917924, dated 26-APR-24, from HDFC Bank, Panjim Branch, by Purchaser to **MRS. EDLINA TEREZA CARRASCO**.



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M/S. ANTAARA DEVELOPERS LLP
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k. A sum of Rs. 56,64,343.75/- (Rupees Fifty Six Lakhs Sixty Four Thousand Three Hundred and Forty Three point Seventy Five only) is paid vide RTGS bearing UTR No. HDFCR52024072377402621, dated 23/07/2024, from HDFC Bank, Panjim Branch, by Purchaser to **MRS. EDLINA TEREZA CARRASCO**.

l. A sum of Rs. 88,781/- (Rupees Eighty Eight Thousand Seven Hundred and Eighty One only) being TDS deducted @ 1% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 28259 of HDFC Bank.

m. A sum of Rs. 31,25,000/- (Rupees Thirty-One Lakhs Twenty-Five Thousand only) is paid vide RTGS bearing transaction No. HDFCR52024042651841553, dated 26-APR-24, from HDFC Bank, Panjim Branch, by Purchaser to **MR. CONRAD LEO DSILVA**.

n. A sum of Rs. 36,29,477.5/- (Rupees Thirty Six Lakhs Twenty Nine Thousand Four Hundred and Seventy Seven point Five only) is paid vide RTGS bearing UTR No. HDFCR52024072277206519, dated 22/07/2024, drawn on HDFC Bank, Panjim Branch, by Purchaser to **MR. CONRAD LEO DSILVA**.

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o. A sum of Rs. 21,23,647.5/- (Rupees Twenty One Lakhs Twenty Three Thousand Six Hundred and Forty Seven point Five only) being TDS deducted @ 23.92% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 31381 of HDFC Bank.

p. A sum of Rs. 31,25,000/- (Rupees Thirty One Lakhs Twenty-Five Thousand only) is paid vide RTGS bearing transaction No. HDFCR52024042651855029, dated 26-APR-24, from HDFC Bank, Panjim Branch, by Purchaser to **MRS. VALERIE MARLYN DSILVA**.

g. A sum of Rs. 36,29,477.5/- (Rupees Thirty Six Lakhs Twenty Nine Thousand Four Hundred and Seventy Seven point Five only) is paid vide RTGS bearing UTR No. HDFCR52024072377402740, dated 23/07/2024, drawn on HDFC Bank, Panjim Branch, by Purchaser to **MRS. VALERIE MARLYN DSILVA**.

r. A sum of Rs. 21,23,647.5/- (Rupees Twenty One Lakhs Twenty Three Thousand Six Hundred and Forty Seven point Five only) being TDS deducted @ 23.92% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 30815 of HDFC Bank.

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s. A sum of Rs. 62,50,000/- (Rupees Sixty Two Lakhs Fifty Thousand Only) is paid vide RTGS bearing transaction No. HDFCR52024042651887069, dated 26-APR-24, from HDFC Bank, Panjim Branch, by Purchaser to **MRS. EILEEN JOANA PINTO**.

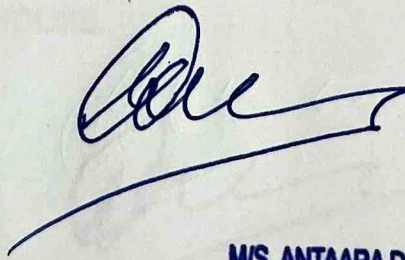
t. A sum of Rs. 1,13,28,687.5/- (Rupees One Crore Thirteen Lakhs Twenty Eight Thousand Six Hundred and Eighty Seven point Five Only) is paid vide RTGS bearing UTR No. HDFCR52024072377578929, dated 23/07/2024, from HDFC Bank, Panjim Branch, by Purchaser to **MRS. EILEEN JOANA PINTO**.

u. A sum of Rs. 1,77,563/- (Rupees One Lakhs Seventy Seven Thousand Five Hundred and Sixty Three only) being TDS deducted @ 1% in terms of the provisions of the Income Tax Act, 1961 and paid vide challan No. 11973 of HDFC Bank.

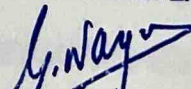
which amounts the VENDORS hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the VENDORS as absolute Owners doth hereby sell, convey and transfer by way of sale unto the Purchaser the said Plot no. B, admeasuring 4735 sq. mtrs.

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E. Pinto



M/S. ANTAARA DEVELOPERS LLP


PARTNER

3. The **SAID PLOT** is being sold, conveyed and transferred absolutely and forever along with and together with the fruit bearing trees, along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, **TOGETHER WITH** all trees, fences, Compound, hedges, ditches, waters, ways, water courses, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, **AND ALL** the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the said **VENDORS** in or to the **SAID PLOT**, is hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto the **PURCHASER** forever absolutely uninterruptedly together with all the title, deeds, writings, monuments, and other evidence of title as ordinarily pass on to such sale.

4. That, the **VENDORS** have today put the **PURCHASER** in unconditional exclusive, peaceful, vacant, physical possession of the **SAID PLOT** to be held by the **PURCHASER** forever without any harm or hindrance from the **VENDORS** and or any other person claiming through the **VENDORS**.

..23/-

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M/S. ANTAARA DEVELOPERS LLP

h. n. n. n.
PARTNER

5. That, the VENDORS hereby covenant with the PURCHASER as under:-

A. That the **SAID PLOT** is free from encumbrances of any nature whatsoever.

B. That the title of the VENDORS to the **SAID PLOT** is clear, legal, valid and marketable and is subsisting and the VENDORS are lawfully entitled to sell and alienate the same.

C. That the VENDORS have not created any Third Party rights upon and to the **SAID PLOT** nor is there any notice of Land Acquisition issued against the **SAID PLOT**, and that the VENDORS have not entered into an Agreement in respect of the **SAID PLOT** with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the **SAID PLOT**.

D. The VENDORS further declare and confirm that there is no dispute or suit pending in respect of the **SAID PLOT** in any Court of Law whatsoever;

E. That the **SAID PLOT** hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASER peacefully and quietly without any claim or demand whatsoever from the

..24/-

E. Pinto
Composed

[Signature]

MS. ANTAARA DEVELOPERS LLP

[Signature]
PARTNER

VENDORS or any other person whomsoever. The PURCHASER shall of the said hereditaments hereby granted with its appurtenances and shall be entitled to receive the claims, rents and profits thereof for his own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the VENDORS, or from or by any other person or person lawfully or equitably claiming by, from under, in the trust for them AND that the VENDORS shall free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged the PURCHASER in respect of the consideration of the **SAID PLOT**.



F. The VENDORS hereby declare and confirm that there is no notice / letter/ correspondence pending in respect of the **SAID PLOT** from the Village Panchayat, Town and country planning office, Revenue office or for that matter any other office, authority, local, state or central Govt. and its bodies.

6. That, the VENDORS doth hereby give their explicit and express consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of concerned Village Panchayat in respect of the **SAID PLOT** and for that purpose to conduct Mutation before the Appropriate Authority. The VENDORS do

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..25/-

M/S. ANTAARA DEVELOPERS LLP

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PARTNER

hereby further agree and assure the PURCHASER to sign and execute all such other documents and give NOC for the above purpose as and when required by the PURCHASER or any other Government body/ authority.

7. That the VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and its transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title in the **SAID PLOT**, in respect of any claim being made by anybody to the **SAID PLOT** or any breach of the covenants or claim by any other heirs in respect of the **SAID PLOT**.



That, the VENDORS covenants with the PURCHASER that if for any defect in title to the **SAID PLOT** or any defect in title to any part thereof, the PURCHASER is deprived of the enjoyment of the same or any part thereof, the VENDORS shall make good the loss.

9. The VENDORS doth hereby specifically indemnify the PURCHASER against any losses so sustained by the PURCHASER on account of any defect in the title of the said plot or for any reason if the **SAID PLOT** or any part thereof goes out of possession and title of the PURCHASER, the VENDORS do hereby undertake to indemnify all such losses to the PURCHASER.

..26/-

E. Pinto
Emerson

M/S. ANTAARA DEVELOPERS LLP

G. Nayar
PARTNER

10. That, the VENDORS undertakes to execute all documents, applications and/or transfer forms as shall be required in order to get the **SAID PLOT** transferred in the name of the said PURCHASER.
11. That, the VENDORS, their legal heirs, successors, executors, administrators, and assigns undertake that, they shall, at all times hereafter, whenever called upon by the PURCHASER, to come forward and do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the **SAID PLOT**. (more particularly described in the Schedule II hereunder) in the manner aforesaid as may be reasonably required.
12. That, the VENDORS hereby undertakes to, and doth hereby give its consent to the PURCHASER for obtaining the change of the relevant government records in the Survey and other registers so as to bring the **SAID PLOT** in their names in the said records, after the execution of the present Sale Deed.
13. That, all the estates, rights, title, interests, use, benefits, privileges, advantages, appurtenances, possession and easements whatsoever in respect of the **SAID PLOT** which is hereby delivered

..27/-

E. Pinto
Goncalves



M/S. ANTAARA DEVELOPERS LLP


PARTNER

and sold and which is described in the Schedule-II is also conveyed and every part thereof to the PURCHASER so that the PURCHASER shall enjoy the same as absolute owner hereinafter and forever.

14. That, the VENDORS hereby covenants with the PURCHASER that the PURCHASER may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for their own use and benefit of the **SAID PLOT** without interruption or objection of whatsoever nature by the VENDORS or its predecessors in title or any other person claiming through or under the VENDORS or any person whomsoever.



15. That, the VENDORS agree and render themselves liable to pay all the outgoings in respect of local and corporation taxes, and any other claims/dues in respect of the **SAID PLOT** if any, prior to the date of execution of these presents and shall keep the interest of the PURCHASER duly indemnified, held harmless, safe and unaffected in respect of the same.

16. That, the VENDORS assure the PURCHASER that there are no arrears of land tax or any other dues under the provisions of the Land Revenue Code or any other dues to the Village Panchayat or any Government or Semi – Government Authority against the **SAID PLOT**.

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Amorco

M/S. ANTAARA DEVELOPERS LLP

h. n. nay
PARTNER

17. That, the VENDORS has been left with no right, title, interest, claim or concern of any nature with the **SAID PLOT** and the PURCHASER have become the absolute owner of the **SAID PLOT** with full right to use, sell, enjoy, deal with and dispose off and transfer the same in any manner as absolute owners without any hindrance or objection by the VENDORS or any other person claiming under the VENDORS.

18. That the Schedules and the plans if any hereunder written be treated as being integral part of this Deed of Sale.

19. That the **SAID PLOT** as described in the Schedule-II herein 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 or amendments carried out.

20. The VENDORS shall on execution of these presents handover to the PURCHASER all documents and evidence of title in their possession, pertaining to the **SAID PLOT**.

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MS. ANTAARA DEVELOPERS LLP

h. Nay
PARTNER

21. In view of amendment to the Goa Town and Country Planning Act 2007 which came on force from 22/03/2018 and as per said amendment, NOC from the Town Planning Department is required for sale of any plot, the parties of present deed has obtained NOC under Ref. No. NOC/49(6)/4064/NER/TCP-24/4181 dated 20/05/2024 for this Deed, original copy of same annexed herewith.

22. That, the VENDORS and the PURCHASER hereby declare that the **SAID PLOT** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.



23. The present market value of the **SAID PLOT** is Rs. 7,10,25,000/- (Rupees Seven Crore Ten Lakhs Twenty Five Thousand only) on which a stamp duty of Rs. 42,61,500/- (Rupees Forty Two Lakhs Sixty One Thousand Five Hundred Only) is paid herewith.

SCHEDULE-I

(Description of the "**SAID LARGER PROPERTY**")

ALL THAT immovable property known as "**NISSABATA**", also known as "**FATTA WADDO**" admeasuring 11350 Sq. Mts., situated at Nerul, Bardez, Goa, within the jurisdiction of the Village

..30/-

F. Pinto
Converso

[Signature]

MS. ANTAARA DEVELOPERS LLP

[Signature]
PARTNER

Panchayat of Nerul, Taluka Bardez, Sub District of Bardez, District North Goa, State of Goa, forming the entire first plot described under No. 19313 at page 131 R of Book B 51 new and the remaining part of the second Plot described under No. 19084 at pages 192V of Book B 50 New of the Land Registration Office of Ilhas, and registered in the Taluka Revenue Office at Mapusa, Bardez Goa under No. 151, having Old Cadastral No. 649, surveyed under Survey No. 61/1 of Village Nerul, Bardez, Goa; and bounded as under:-



North	:	Plot Bearing Survey Number 56/4,5,6,7,8,9,10
South	:	Public Road
West	:	Plot Bearing Survey Number 61/1-A & 1-B
East	:	Plot Bearing Survey Number 61/ 24 & 2-A

SCHEDULE-II

(Description of the Said plot)

All that plot B, admeasuring 4735 sq. mtrs. which is part and parcel of the immovable property known as "NISSABATA", also known as "FATTA WADDO" situated at Nerul, Bardez, Goa, within the jurisdiction of the Village Panchayat of Nerul, Taluka Bardez, Sub District of Bardez, District North Goa, State of Goa, more particularly described in Schedule-I and bounded as under:-

..31/-

E. Pinto
Bardez

M/S. ANTAARA DEVELOPERS LLP

g. n. n.
PARTNER

East :- By the property bearing Sy. No. 61/2-A.

West :- By remaining part of property bearing Sy. No. 61/1.

North :- By the property bearing Sy. No. 56/24.

South :- By road.

IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER
HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND
YEAR FIRST HEREINABOVE MENTIONED.

..32/-



E. Pinto

Qureshi

A stylized handwritten signature in blue ink, consisting of a large loop followed by a horizontal stroke.

M/S. ANTAARA DEVELOPERS LLP

J. Nay
PARTNER

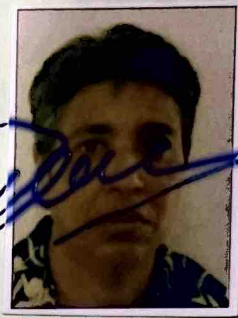
SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR No. 3

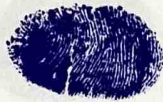


(MRS. EDLINA TEREZA CARRASCO

alias MRS. EDLINA T. CARRASCO)



L. H. F. Prints

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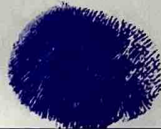
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R. H. F. Prints

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M/S. ANTAARA DEVELOPERS LLP

E. Pinto
Carrasco



L. Nay
PARTNER

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR No. 4



Eduardo

(MR. EDUARDO J CARRASCO, alias
MR. EDUARDO JERONIMO CARRASCO,
alias MR. EDWARD JEROME CARRASCO)

L. H. F. Prints

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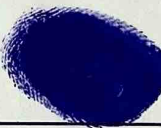
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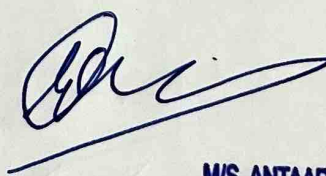
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E. Pinto
Eduardo



M/S. ANTAARA DEVELOPERS LLP


PARTNER

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR No. 7

E. Pinto

E. Pinto



(MRS. EILEEN J. PINTO alias MRS. EILEEN
JOANA PINTO For self and as lawful
attorney To Vendor Nos. 1, 2, 5, 6 and 8)

L. H. F. Prints

R. H. F. Prints

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E. Pinto
E. Pinto



M/S. ANTAARA DEVELOPERS LLP

S. Nayak
PARTNER

SIGNED AND SEALED BY THE
WITHIN NAMED PURCHASER
M/S. ANTAARA DEVELOPERS LLP

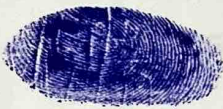
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PARTNER



**(M/S. ANTAARA DEVELOPERS LLP
through its Partner MR. GAURESH
AUDHOOT NAYAK ALIAS MR.
GAURESH NAYAK)**

L. H. F. Prints

R. H. F. Prints

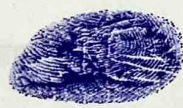
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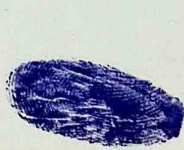
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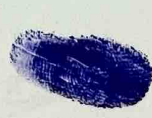
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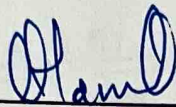
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M/S. ANTAARA DEVELOPERS LLP

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PARTNER

In presence of:

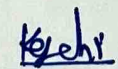
1) Name:- Mr. Devraj Harmalkar

Signature:- 

Address:- H.No. Sy.N99/0, Housing Board
Colony, Colvale, Bardez, North Goa,
Bardez Goa, 403513.



2) Name:- Miss. Kavita Chaganlal Ghanchi

Signature:- 

Address:- H.No. 2286, Bandol Wada,
Pernem, North Goa, 403512.

E. Pinto
E. Pinto



M/S. ANTAARA DEVELOPERS LLP

h. Nayar
PARTNER

**FORM I & XIV**

100019342872

Date : 24/07/2024

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Nerul
गांव
Name of the Field Fatta Wadda
शेताचें नांव

Survey No. 61
सर्वे नंबर
Sub Div. No. 1
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
0000.00.00	0001.13.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.13.50

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

Pot-Kharab पोट खराब

Remarks शेरा

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	0001.13.50

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	Edlma T. Carrasco		90471	
2	Eileen J. Pinto		90471	
3	Cashito Norberto D'Silva		90471	
4	Marilyn C. D'Silva		90471	
5	Eduardo J. Carrasco		90471	
6	Conrad L. D'silva		90471	
7	Valerie M. D'silva		90471	
8	Gavin V. J. Pinto		90471	

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

M/S. ANTAARA DEVELOPERS LLP

PARTNER

E. Pinto



FORM I & XIV

नमुना नं १ व १४

100019342872

Date: 24/07/2024

Page 2 of 2

Taluka BARDEZ
तालुका
Village Nerul
गांव
Name of the Field Fatta Wadda
शेताचें नांव

Survey No. 61
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Other Rights इतर हक्क	Mutation No.	Remarks
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	फेरफार नं	शेरा
House owned by Prabhavati Raghu Khandeperker		
House owned by Sitaram Yeswant Morajkar		
House owned by Chandracant Savlo Naik		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील										
Year वर्ष	Name of the Cultivator लोपाय करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्राति	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
		Nil								

End of Report

End of Report

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



The record is computer generated on 24/07/2024 at 10:19:56 as per Online Reference Number - 100019342872. 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>

M/S. ANTAARA DEVELOPERS LLP

h. nay
PARTNER

[Signature]

F. Pinto

[Signature]



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/4064/NERTCP-24/ 4181

Dated: 20 / 5 / 2024

NO OBJECTION CERTIFICATE

Ref No: Inward No.4838

Dated:15/05/2024

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of **Sale Deed** in respect of property bearing Sy. No: 61/1 (Plot -B), of village Nerul, Taluka Bardez as per the plan hereby annexed. The plot/property falls within "Settlement Zone" as per Regional Plan for Goa 2021, admeasuring an area 4735.00m²".

BOUNDARY DETAILS

NORTH : By property bearing Sy.No. 56/24.

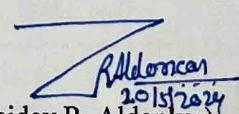
SOUTH : By Road.

EAST : By property bearing Sy.No. 61/2-A.

WEST : By remaining part of property bearing Sy.No. 61/1.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.
6. This N.O.C. is not to be treated as sub-division of land.

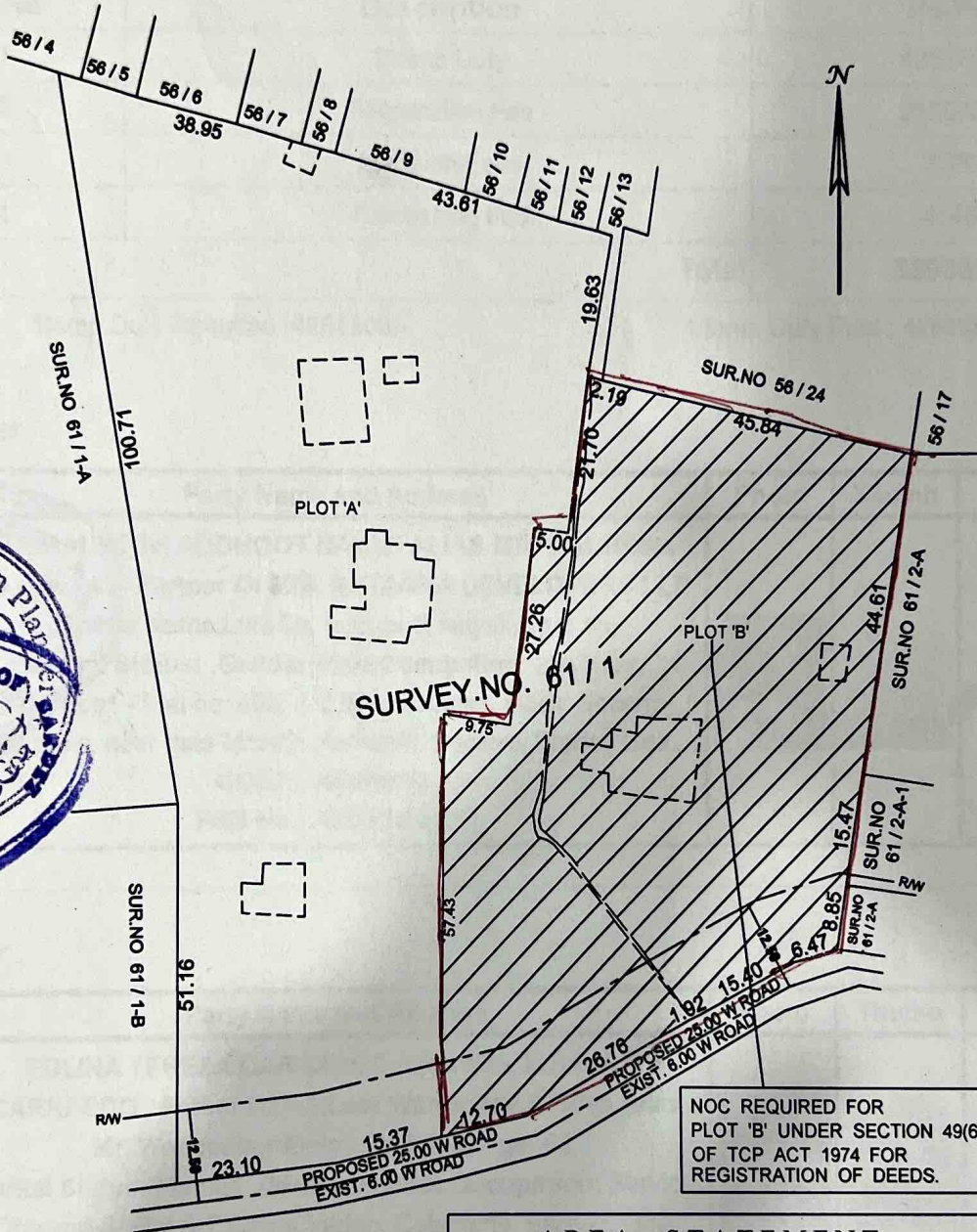
NOTE: Applicant has paid processing fees of Rs. 2000/- (Rupees Two Thousand Only) vide Challan No.119 dtd.15/05/2024.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Eileen J. Pinto & Others,
Caranzalem Tiswadi Goa.

PLAN

SHOWING PLOT 'B' PART OF SURVEY NO. 61 SUB DIV. NO. 1 SITUATED AT
VILLAGE NERUL, BARDEZ, -GOA



TOTAL AREA OF THE PLOT 'B' 4735.00 M2

AREA STATEMENT

TOTAL AREA OF THE PLOT	11350.00 M2
AREA UNDER PLOT - A	6615.00 M2
AREA UNDER PLOT - B	4735.00 M2

SITE PLAN

SCALE :- 1:1000

E. Pinto

[Signature]

[Signature]

Shubham Jadhav

Consulting Civil Engineer

T.C.P. Reg. No. - ER/0021/2022

M.S. ANTARA DEVELOPERS LLP
[Signature]
PARTNER

**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 24-Jul-2024 11:07:17 am

Document Serial Number :- 2024-BRZ-3806

Presented at 10:57:04 am on 24-Jul-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	4261500
2	Registration Fee	2130750
3	Mutation Fees	2000
4	Processing Fee	4140
Total		6398390

Stamp Duty Required :4261500/-

Stamp Duty Paid : 4261500/-

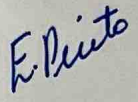
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR. GAURESH AUDHOOT NAYAK ALIAS MR. GAURESH NAYAK As A Partner Of M/S. ANTAARA DEVELOPERS LLP Father Name:Late Mr. Audhooth Nayak, Age: 45, Marital Status: , Gender:Male, Occupation: Business, Address1 - Flat no. 402, 3rd floor, Jasmine block, Socorro Gardens, near data Mandir, Porvorim, Socorro, Bardez Goa, 403521, Address2 - , PAN No.:			 M/S ANTAARA DEVELOPERS LLP PARTNER

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	EDLINA TEREZA CARRASCO Alias Mrs. EDLINA T. CARRASCO , Father Name:Late Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 68, Marital Status: Married , Gender:Female, Occupation: Service, Osborne-2, Flat A-7 Gaura Vaddo, Calangute, Bardez, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	EDUARDO J CARRASCO, Alias Mr. EDUARDO JERONIMO CARRASCO, Alias Mr. EDWARD JEROME CARRASCO , Father Name:John M.A. Carrasco, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Other, Osborne-2, Flat A-7 Gaura Vaddo, Calangute, Bardez, Goa 403516, PAN No.: [REDACTED]			<i>E. Carrasco</i>
3	EILEEN J. PINTO Alias Mrs. EILEEN JOANA PINTO , Father Name:Late Mr. Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 60, Marital Status: Married ,Gender:Female,Occupation: Housewife, Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED]			<i>E. Pinto</i>
4	EILEEN J. PINTO Alias Mrs. EILEEN JOANA PINTO , Father Name:Late Mr. Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 60, Marital Status: ,Gender:Female,Occupation: Housewife, Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for CAMILLO DSILVA Alias Mr. CAMILLO NORBERTO D'SILVA			<i>E. Pinto</i>
5	EILEEN J. PINTO Alias Mrs. EILEEN JOANA PINTO , Father Name:Late Mr. Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 60, Marital Status: ,Gender:Female,Occupation: Housewife, Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MARILYN CAROLINE D'SILVA Alias Mrs. MARILYN DSILVA			<i>E. Pinto</i>
6	EILEEN J. PINTO Alias Mrs. EILEEN JOANA PINTO , Father Name:Late Mr. Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 60, Marital Status: ,Gender:Female,Occupation: Housewife, Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for CONRAD DSILVA Alias CONRAD WENCESLAU D'SILVA Alias CONRAD LEO DA SILVA Alias CONRAD LEO DSILVA			<i>E. Pinto</i>
7	EILEEN J. PINTO Alias Mrs. EILEEN JOANA PINTO , Father Name:Late Mr. Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 60, Marital Status: ,Gender:Female,Occupation: Housewife, Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for VALERIE MARLYN D'SILVA			<i>E. Pinto</i>

Sr.NO	Party Name and Address	Photo	Thumb	Signature
8	EILEEN J. PINTO Alias Mrs. EILEEN JOANA PINTO , Father Name:Late Mr. Wenceslau D'Silva Alias Mr. Wenceslau Aleixo Da Silva, Age: 60, Marital Status: ,Gender:Female,Occupation: Housewife, Models Millennium, Vista 2C/F1-2, Caranzalem, Tiswadi, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for GAVIN V.J. PINTO Alias Mr. GAVIN VENANTIUS JOSEPH PINTO			
9	MR.GAURESH AUDHOOT NAYAK ALIAS MR. GAURESH NAYAK As A Partner Of M/S. ANTAARA DEVELOPERS LLP , Father Name:Late Mr. Audhooth Nayak, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, Flat no. 402, 3rd floor, Jasmine block, Socorro Gardens, near data Mandir, Porvorim, Socorro, Bardez Goa, 403521, PAN No.: [REDACTED]			 MR. ANTAARA DEVELOPERS LLP PARTNER

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Devraj Harmalkar, Age: 29, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status : Unmarried , Address: 403513, HNo Sy N99/0 Housing Board Colony Colvale Bardez North Goa, HNo Sy N99/0 Housing Board Colony Colvale Bardez North Goa, Colvale, Bardez, North Goa, Goa			
2	Name: Kavita Chaganlal Ghanchi, Age: 20, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status : Unmarried, Address: 403512, 2286 Bandol Wada Pernem, 2286 Bandol Wada Pernem, Pernem, Pernem, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

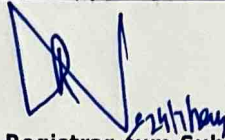
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Date : 24-Jul-2024



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

**SUB-REGISTRAR
BARDEZ**

