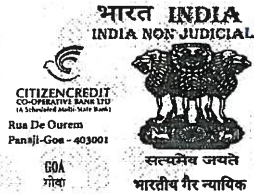


Phone No: 8888494698  
Sold To/Issued To:  
Anokha Estates Pvt L  
For Whom/ID Proof:  
Pan-AASCA2093E



APR-12-2022 16:26:43

₹ 1220400/-  
ONE TWO TWO ZERO FOUR ZERO ZERO

Other  
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3815237 35/02/01/2021-RD1

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

Authorised Signatory



S. No. 2022-RD-1878

22/04/2022

## DEED OF SALE

X S. J. Jethwa

Anokha Estates Pvt. Ltd.

Director

This Deed of Sale is made and executed at Mapusa, Bardez, Goa, on this 22<sup>nd</sup> day of the month of April of the year 2022 (22/04/2022).

**BETWEEN**

1. **MR. DMELLO THOMAS VILANOVA** alias **THOMAS VILANOVA LUDOVICO D'MELLO** son of late Pedro Joao Jeronimo D'Mello, aged 70 years married, retired, Canadian National of Indian Origin, having OCI Card bearing No. [REDACTED] 5, Passport No. [REDACTED] 4 holding PAN CARD No. [REDACTED], Aadhaar Card No. [REDACTED], Mob No. [REDACTED] 3 and his wife
2. **MRS. CELINE DMELLO**, daughter of Mr. Anthony Rodrigues, aged 64 years, married, Employed, Canadian National of Indian Origin, having OCI Card bearing No. [REDACTED] 3, Passport No. [REDACTED] holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] Mob No. [REDACTED], both presently residing at resident of 97, Mare Crescent, Etobicoke, M9W 7E5, Ontario, Canada and permanent resident of Flat No.330, A Wing, Magnolia Premises, Road No.11, Near Joggers Park, Kalyani Nagar, Pune City, 411014, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART,

**AND**

**ANOKHA ESTATES PVT. LTD.**, PAN No. [REDACTED] a company Incorporated under the Companies Act, having its registered office at 711/32, Green Hill, Socorro, Porvorim, North Goa, represented herein by its Managing Director **MRS. MARISHA ANN DUTT**, daughter of

X *S. J. Mello*

Anokha Estates Pvt. Ltd.

*Marisha Ann Dutt*  
Director

Gautam Dutt, aged 50 years, married, Business, Indian National, holding PAN Card under no. [REDACTED], Aadhaar Card No. [REDACTED], residing at House No. 13, Bay View, Dona Paula, Tiswadi, Goa, authorized by resolution ( 2 in Nos) of the Board of Directors, both dated 11/04/2022, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives, executors, administrators and assigns) of the SECOND PART.

In this Deed the Vendors are represented by their brother/brother in law **MR. XAVIER MARCELINO D'MELLO**, son of Mr. Peter John D'Mello, aged 71 years married, retired., holding PAN CARD No. [REDACTED], Aadhaar Card No. [REDACTED] 5, Mob No. [REDACTED] 3, resident of Zion Square, A1/301, Xelpem, Mapusa, Dhuler, Bardez, Goa 403507, by virtue of Power of Attorney dated 14/03/2017 executed before Vice Consul, Consulate General of India, Toronto under Ref No.1928 on 14/03/2017 and adjudicated before the Additional Collector, I, North Goa District at Panaji Goa on 17/04/2017.


**WHEREAS** there exists an immovable property known as **"LAMBUCEM BHATT"** alias **"LAMBUCEM BATTA"** ' situated at Moica Vaddo bearing Survey No.147 Sub Division No.4 of Village Pilerne, within the jurisdiction of Village Panchayat of Pilerne, Taluka and Sub District of Bardez District of North Goa, State of Goa, totally admeasuring an area of 3450 sq mts approximately, found described in the Land Registration Office of Bardez at Mapusa, Goa under No.21,445 at Page 52 of Book B-57 new and found enrolled in the Taluka Revenue Office under Matriz No.1473, which property is hereinafter referred to the Said Larger Property.

X. S. V. [Signature]

Anokha Estates Pvt. Ltd.

[Signature]  
Director

**AND WHEREAS** the said property originally belonged to Antonio Theofilus Athaide who was also known as Antonio Bhalarmino Caridade Decio Ernest Felix Theophilus Athaide and his wife Jessie Lena Athaide, who sold the said property to Mrs. Maria Eulalia de Melo alias Maria Eulalia Rodrigues De Melo, wife of Pedro Joao Jeronimo De Melo, by virtue of a Deed of Sale and Discharge dated 25/5/1962 and accordingly the said property stands inscribed under No.24954 at pages 173 of Book G-39 in favour of Maria Eulalia de Melo alias Maria Eulalia Rodrigues e Melo, having purchased the same from Antonio Theofilus Athaide and his wife Jessie Lena Athaide by virtue of the said Deed of Sale and Discharge dated 25/05/1962.



**AND WHEREAS** the said Maria Eulalia de Melo expired at Mumbai of the State of Maharashtra on 21/07/2001 in the status of married and subsequently expired Mr. Pedro Joao Jeronimo D'Mello alias Mr. Peter John D'Mello alias Mr. Pedro Joao Jeronimo D'Mello alias Mr. John D'Mello alias Mr. Pedro Joao Jeronimo D'Mello expired at Mumbai of the State of Maharashtra on 19/02/2009 in the status of a widower.

**AND WHEREAS** Inventory Proceedings bearing No.172/2009/C came to be initiated before the Civil Judge Senior Division 'C' Court at Mapusa on the death of the above said deceased persons. The said Maria Eulalia de Melo and Mr. Pedro Joao Jeronimo D'Mello alias Mr. Peter John D'Mello alias Mr. Pedro Joao Jeronimo D'Mello alias Mr. John D'Mello alias Mr. Pedro Joao Jeronimo D'Mello expired leaving behind them as their sole and universal heirs and successors their following children:

*X. S. G. M.*

**Anokha Estates Pvt. Ltd.**

*[Signature]*  
Director

- a. Mr. Agnel Paul Cherobin D'Mello alias Mr. Agnel P. C. D'Mello married to Mr. Cheryl D'Mello
- b. Mr. Xavier Marcelino D'Mello alias Mr. Xavier M. D'Mello married to Mrs. Leocadia Mildred D'Mello
- c. Mr. Thomas Vilanova Ludovico D'Mello married to Celine D'Mello
- d. Mrs. Anna Maria Clara D'Mello alias Mrs. Anna Maria Clara Pereira alias Clara Pereira married to Mr. Joseph Lionel Pereira
- e. Mrs. Genevieve Maria Bibeanna D'Mello alias Genevieve Maria Bibianna Sequeira alias Genevieve Sequeira married to Mr. Valerian M. L. Sequeira
- f. Mr. Joseph Aloysius Edmund D'Mello married to Mrs. Camilla Leonora Agnela D'Mello alias Mrs. Camilla Leonora A. D'Mello

**AND WHEREAS** the said entire property totally admeasuring 3450 sq mts was listed as Item No.1 in the List of Assets and the same was jointly taken in auction by Mr. Xavier Marcelino D'Mello alias Mr. Xavier M. D'Mello married to Mrs. Leocadia Mildred D'Mello and Mr. Thomas Vilanova Ludovico D'Mello married to Celine D'Mello.

**AND WHEREAS** the said larger property described at Item No.1 in the List of Assets and ½ share came to be allotted to the Vendors herein and the remaining half came to be allotted to Mr. Xavier Marcelino D'Mello alias Xavier M. D'Mello.

**AND WHEREAS** the above allotment was confirmed by Judgment and Order dated 28/09/2010 passed by the Civil Judge Senior Division at Mapusa. The said Inventory Proceedings was registered before the Sub

*X. D'Mello*  
*F*

**Anokha Estates Pvt. Ltd.**

*[Signature]*  
**Director**

Registrar of Bardez at Mapusa under Book-1 Document bearing Reg No.BRZ-BK1-04509-2010, CD Number BRZD102 on 07/12/2010.

**AND WHEREAS** by virtue of the above said Mr. Thomas Vilanova Ludovico D'Mello alias Thomas V. L. D'Mello, i.e. the Vendor No.1 herein became the exclusive owner in possession of the said Plot B admeasuring 1725 sq mts.

**AND WHEREAS** the said property was partitioned into two Plots, i.e. Plot A and Plot B, Plot A admeasuring 1725 sq mts and Plot B admeasuring 1725 sq mts and the Plot A admeasuring 1725 sq mts came to be allotted to Mr. Xavier Marcelino D'Mello alias Xavier M. D'Mello and Plot B came to be allotted to Mr. Thomas Vilanova Ludovico D'Mello alias Thomas V. L. D'Mello, i.e. the Vendor No.1 herein, by virtue of Order dated 28/10/2013 and subsequent Order dated 28/04/2014 passed by the Deputy Collector and S.D.O. Mapusa Sub Division in Partition Case No.15/246/2013/Part/Land/DC II.

**AND WHEREAS** the said property was resurveyed and now admeasures 1765 sq mts surveyed under Survey No.147/4 of Village Pilerne, Bardez, Goa out of which 70 sq mts has been acquired by the Govt of Goa P.W.D and hence an area of 1695 sq mts stands mutated in the name of the Vendors, which property admeasuring 1695 sq mts is hereinafter referred to as the **SAID PROPERTY** and more particularly described in the **SCHEDULE** appearing herein under. The said property of 70 sq mts acquired by the Govt is on frontage of the larger property admeasuring 3450 sq mts.

**AND WHEREAS** the Town and Country Planning Department at Mapusa, Goa has issued an NOC dated 12/04/2022 under Ref

*X. Vilanova*

Anokha Estates Pvt. Ltd.

*[Signature]*  
Director

NOC/49(6)/2250/PIL/TCP-2022/1920 for sale of the said 1695 sq mts under Section 49(6) of the Town and Country Planning Act.

**AND WHEREAS** the **PURCHASER** has now approached the **VENDORS** for purchase of the said property admeasuring 1695 sq. mts. surveyed under Survey No.147/4 situated at Village Pilerne, Bardez, Goa, which property is more particularly described in the **SCHEDULE** appearing herein under for a total consideration of Rs. [REDACTED] [REDACTED] Only) which is the present market value of the said Property.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. In pursuance with said agreement and in consideration of the said sum of Rs. [REDACTED] [REDACTED] ly), paid by the **PURCHASERS** to the **VENDORS** by way of 1) [REDACTED] Thousand Eight Hundred Ninety Six Only) by Demand Draft dated 21/04/2022 bearing No.010631 drawn on HDFC Bank, in favour of Vendor No.1 2) [REDACTED] n Thousand One Hundred Four Only) towards [REDACTED] percent applicable TDS drawn on 21/04/2022 in favour of Vendor No.1, which total consideration the **VENDORS** do here by admit and acknowledge to have received and acquit and completely discharge the **PURCHASER** forever from such payment and from every part of it, the **VENDORS** having received the total consideration of the said property admeasuring 1695 sq. mts. surveyed under Survey No.147/4 situated at Village Pilerne, Bardez, Goa, which property is more particularly described in the **SCHEDULE** appearing herein under and every part thereof and benefit **TO HAVE AND TO HOLD** the same unto and to the

*[Handwritten signature]*

Anokha Estates Pvt. Ltd.

*[Handwritten signature]*  
Director

use and benefit of the **PURCHASER** absolutely and forever as sole and absolute owners thereof.

2. The **VENDORS** had provided NOC for publication and the Public Notice came to be published on the Daily Navhind Times on 04/03/2022 and No objections on the same have been received by the Advocate of the **PURCHASERS**.

3. **AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER THAT:**

(a) The **VENDOR** does hereby covenant that they have in themselves good title, full power and absolute authority to transfer and convey by way of sale the said property admeasuring 1695 sq. mts. surveyed under Survey No.147/4 situated at Village Pilerne, Bardez, Goa, which property is more particularly described in the **SCHEDULE** appearing herein under, which is free from any encumbrances or any other person or persons having any right or any obligation therein and shall have harmless and keep indemnified the **PURCHASER** from and against all losses, costs and expenses which they may sustain or incur by reason of any lawful claim or demand being made by any body/person to the **SAID PROPERTY** or if the **PURCHASER** cannot enjoy the **SAID PROPERTY** according to the true intent and meaning of this deed and the **VENDORS** shall compensate the **PURCHASER**.

(b) The **PROPERTY** hereby sold shall be quietly entered upon, occupied or possessed and held and enjoy the profits received therefrom by the **PURCHASER** without any interruption or disturbance from the **VENDOR** or their heirs if any or any person or persons claiming through or under them and without any lawful interruption and disturbance by any other person whomsoever.

*X D. J. e. M.*

Anokha Estates Pvt. Ltd.

*[Signature]*  
Director



(c) The **VENDORS** shall and will from time to time and all times hereafter at the cost and request of the **PURCHASER** do or execute Deed of Rectification/Ratification etc and cause to be done and executed all such further acts, deeds, things, conveyance and assurance in law whatsoever for the better and more perfectly conveying, securing, possessing and enjoying the said Properties more particularly described in the **SCHEDULE** appearing herein under, to the use of the **PURCHASER** in the aforesaid manner.

(d) The said Property more particularly described in the **SCHEDULE** appearing herein under hereby sold is free from any and all encumbrances, items, acquisitions, charges, agreements, attachments, lispendens or any responsibilities and therefore the **VENDORS** do hereby undertake to answer and compensate the **PURCHASER** and that the owelty money that was due and payable in terms of the Order passed by the Court of the Civil Judge Senior Division Mapusa in Inventory Proceeding no. 172/2009/C has been paid to the interested parties therein and that there are no dues due an payable towards owelty money

(e) The **VENDOR** further warranties the **PURCHASER** that there are no arrears of any tax payable to the Government or any other authority in respect or relating to the said Property more particularly described in the **SCHEDULE** appearing herein under conveyed under these presents and if the **PURCHASERS** is compelled to make or makes any payment towards any arrears of Government tax or any other charges, dues before the possession of the **SAID PROPERTY** by the **PURCHASER** under these presents, the **VENDORS** shall be bound to indemnify and compensate the **PURCHASER** for the same and every part thereof.

*X [Signature]*

Anokha Estates Pvt. Ltd.

*[Signature]*  
Director

(f) That the Title of the **VENDORS** to the said Property more particularly described in the **SCHEDULE** appearing herein under is absolute clear, valid and marketable and is subsisting and the **VENDORS** are lawfully entitled to sell and alienate the same.

(g) The **PURCHASER** is fully satisfied with the ownership/title of the **VENDORS** to what is being sold by this Deed of Sale. The **VENDORS** finally covenant that they shall at the request and costs of the **PURCHASER** do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the said properties hereby conveyed and every part thereof according to the true intent and meaning of this Deed or as shall or may be reasonably required.



(h) The **VENDOR** hereby covenants that notwithstanding anything done contrary they have full right, title and interest in the said Properties more particularly described in the **SCHEDULE** to convey perfect, clear and unquestionable title unto the **PURCHASER** and further that they have not entered into any agreement with any other person in respect of the aforesaid property hereby sold and they undertake to indemnify the **PURCHASER** in case of any claims.

(i) The **VENDORS** have today put the **PURCHASER** in unconditional exclusive peaceful possession of said Property more particularly described in the **SCHEDULE** appearing herein under to be held by the **PURCHASER** without any harm or hindrance from the **VENDORS** and or any other person/s claiming through the **VENDORS**.

(j) The **VENDORS** will assist the **PURCHASER** in getting the property mutated/partitioned in their name and have signed an affidavit to this effect simultaneously with the execution of this Deed of sale on this day and the **PURCHASER** shall be entitled to produce the said Affidavit

*X. J. Jello*

**Anokha Estates Pvt. Ltd.**

*[Signature]*  
Director

before the competent Mamlatdar of Bardez at Mapusa and the office of the ISLR or any other competent authority appointed under the Land Revenue Code.

(k) The **VENDORS** have obtained the upto date Nil Encumbrance Certificate with regards to the property and the same has been handed over to the **PURCHASER** and the said certificate confirms that there is no registered encumbrance affecting the said property as on the date of execution of this Deed of sale .

(l) The **SCHEDULE** Property stand hereby fully conveyed, transferred, assured and assigned unto the **PURCHASER** absolutely and forever, free from all encumbrances. The **VENDORS** declare that with effect from the date of execution of this Deed, the ownership, possession and title of the **SCHEDULE Property** completely vests in the **PURCHASER**.

(m) The Scheduled Property is a non-agricultural property. This document and transaction is complying with Foreign Exchange Management act, 1999 and Reserve Bank of India Guidelines. The Office of the Sub-Registrar-cum-Civil Registrar Bardez, shall not be responsible if the parties violate FEMA and RBI Guidelines.

(n) The market value of the said Property is Rs. [REDACTED] Only).

(o) Stamp duty, registration and charges payable on this Deed have been paid by the **PURCHASER**.

(p) The **VENDOR** and the **PURCHASERS** hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

*X dimy albi*

**Anokha Estates Pvt. Ltd.**

*[Signature]*  
Director

## SCHEDULE

### (Description of Property hereby sold)

All that property admeasuring 1695 sq. mts. surveyed under Survey No.147/4 situated at Village Pilerne, Bardez, Goa, forming part of the known as "LAMBUCEM BHATT" alias "LAMBUCEM BATT" situated at Moica Vaddo, within the jurisdiction of Village Panchayat of Pilerne, Taluka and Sub District of Bardez District of North Goa, State of Goa, found described in the Land Registration Office of Bardez at Mapusa, Goa under No.21,445 at Page 52 of Book B-57 new, found enrolled in the Taluka Revenue Office under Matriz No.1473 bounded as under:-

North: By the property bearing Survey No.147/2 and 147/3;

South: By the property bearing Survey No.147/5 and 147/6.;

East: By the public road;

West: By the public road.

IN WITNESS WHEREOF the parties have signed this Deed on the date and place first herein above mentioned.

*X. J. J. J.*

**Anokha Estates Pvt. Ltd.**

*[Signature]*  
Director

Signed and Delivered

By the VENDORS:

X. D'Amello

(MR. XAVIER MARCELINO D'MELLO)







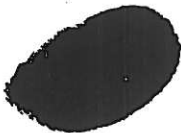



As POA Holder of the Vendors



X. D'Amello

LHFI

RHFI

|   |   |
|---|---|
|    |    |
|  |   |
|  |   |
|  |   |
|  |  |




X. D'Amello

Anokha Estates Pvt. Ltd.

[Signature]  
Director

Anokha Estates Pvt. Ltd.

Signed and Delivered











  
Director

By the PURCHASERS:

(MRS. MARISHA ANN DUTT)  
MANAGING DIRECTOR  
ANOKHA ESTATES PVT. LTD.





|   |  |
|---|--|
|    | RHFI<br> |
|  |         |
|  |         |
|  |         |
|  |         |



Anokha Estates Pvt. Ltd.

  
Director

**WITNESSES**

1. **Name:** Mrs. Mandakini Devidas Harmalkar

**Fathers Name:** Mr. Devidas Harmalkar

**Age:** 35 years

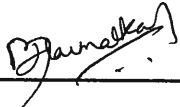
**Marital Status:** married

**Occupation:** Self Employed

**Address:** H. No.730 Teen Maad, Maina Sodiem, Bardez, Goa

**Aadhaar No.:** [REDACTED]

**Sign:** \_\_\_\_\_



2. **Name:** Miss Seema Ratna Swami

**Fathers Name:** Mr. Raja Swami

**Age :** 25 years

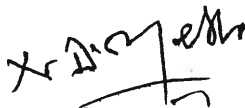
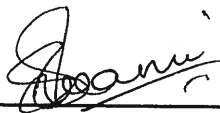
**Marital Status:** Unmarried

**Occupation:** Service

**Address:** Near Azilo Chimbél Bhattar Ilhas, Goa 403006

**Aadhar No.** [REDACTED]

**Sign:** \_\_\_\_\_



**Anokha Estates Pvt. Ltd.**

  
**Director**



## FORM I &amp; XIV

नमुना नं १ व १४

18/02/2022

100014243235

Date : 11/02/2022

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Pilerne  
गांव  
Name of the Field Lambuchem Bhatt  
शेताचे नांव

Survey No. 147  
सर्वे नंबर  
Sub Div. No. 4  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

| Dry Crop<br>जिरायत | Garden<br>बागायत | Rice<br>तरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरड | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.17.65         | 0000.00.00       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.17.65                                 |

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

| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जमीन | Grand Total<br>एकूण |
|-----------------------|-----------------------|---|---------------------|
| 0000.00.00            | 0000.00.00            | 0000.00.00                                  | 0000.17.65          |

Remarks शेरा

|                       |          |             |          |                      |          |              |          |
|-----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|
| Assessment :<br>अंकार | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रेदियाल | Rs. 0.00 | Rent<br>रेंट | Rs. 0.00 |
|-----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|

| S.No. | Name of the Occupant<br>कब्जेदाराचे नांव                       | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेरा |
|-------|--|------------------------|---------------------------|-----------------|
| 1     | Govt. Of Goa P. W. D 70 Sq. Mts.                               |                        | 1358                      |                 |
| 2     | Thomas Vilanova Ludovico D'Mello alias<br>Thomas V. I. D'Mello |                        | 39073                     |                 |
| 3     | Celine D'Mello   |                        | 39073                     |                 |

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

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

X 07/2/22

Anokha Estates Pvt. Ltd.

Director





**FORM I & XIV**

100014243235

Date : 11/02/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
 तालुका  
 Village Pilerne  
 गांव  
 Name of the Field Lambuchem Bhatt  
 शेताचें नांव

Survey No. 147  
 सर्वे नंबर  
 Sub Div. No. 4  
 हिस्सा नंबर  
 Tenure  
 सत्ता प्रकार

**Details of Cropped Area पिकाखालील क्षेत्राचा तापशील**

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

**End of Report**

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



The record is computer generated on 11/02/2022 at 10:40:06AM as per Online Reference Number - 100014243235. 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://egov.goa.nic.in/dslr>

*[Handwritten Signature]*

**Anokha Estates Pvt. Ltd.**  
*[Handwritten Signature]*  
 Director



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 22-Apr-2022 02:43:03 pm

Document Serial Number :- 2022-BRZ-1878

Presented at 02:36:12 pm on 22-Apr-2022 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       | 0     |
| 2     | Registration Fee | 0     |
| 3     | Mutation Fees    | 0     |
| 4     | Processing Fee   | 0     |
| Total |                  | 0     |

Stamp Duty Required : 0/-

Stamp Duty Paid : 0/-

## Presenter

| Sr.NO | Party Name and Address  | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1     | Marisha Ann Dutt Managing Director Of Anokha Estates Pvt Ltd<br>, Father Name:Mr Gautam Dutt, Age: 49,<br>Marital Status: ,Gender:Female,Occupation: Business, Address1<br>- H. No.13, Bay View Dona Paula Tiswadi Goa, Address2 - ,<br>PAN No.: [REDACTED] |       |       |           |







## Executer

| Sr.NO | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | Marisha Ann Dutt Managing Director Of Anokha Estates Pvt Ltd<br>, Father Name:Mr Gautam Dutt, Age: 49,<br>Marital Status: ,Gender:Female,Occupation: Business, H. No.13,<br>Bay View Dona Paula Tiswadi Goa,<br>PAN No.: [REDACTED]  |       |       |           |
| 2     | Xavier Marcelino D Mello , Father Name:Mr Peter John DMello,<br>Age: 71,<br>Marital Status: ,Gender:Male,Occupation: Other, Zion Square, A1-<br>301, Xelpem, Mapusa, Dhuler, Bardez, Goa,<br>PAN No.: [REDACTED] as Power Of Attorney Holder for Celine<br>DMello  |       |       |           |
| 3     | Xavier Marcelino D Mello , Father Name:Mr Peter John DMello,<br>Age: 71,<br>Marital Status: ,Gender:Male,Occupation: Other, Zion Square, A1-<br>301, Xelpem, Mapusa, Dhuler, Bardez, Goa,<br>PAN No.: [REDACTED] , as Power Of Attorney Holder for<br>DMello Thomas Vilanova Alias Thomas Vilanova Ludovico D<br>Mello |       |       |           |

## Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|------------------------|-------|-------|-----------|
|-------|------------------------|-------|-------|-----------|

| Sr.NO | Party Name and Address   | Photo   | Thumb   | Signature   |
|-------|--|---|---|---|
| 1     | Name: Seema Ratna Swami, Age: 25, DOB: , Mobile: ,<br>Email: , Occupation: Service , Marital status : Unmarried ,<br>Address: 403001, Near Asilo Chimbhel Bhattar Ilhas Goa, Near Asilo<br>Chimbhel Bhattar Ilhas Goa, Chimbhel, Tiswadi, North Goa, Goa   |  |  |  |
| 2     | Name: Mandakini Devidas Harmalkar, Age: 35, DOB: , Mobile: ,<br>Email: , Occupation: Self Employed , Marital status :<br>Married , Address: 403517, H.No.730 Teen Maad Maina Sodiem<br>Bardez Siolem Bardez Goa, H.No.730 Teen Maad Maina Sodiem<br>Bardez Siolem Bardez Goa, Siolim, Bardez, North Goa, Goa |  |  |  |

Sub Registrar

SUB-REGISTRAR

Document Serial Number :- 2022-BRZ-1878

Document Serial No:-2022-BRZ-1878

Book :- 1 Document

Registration Number :- **BRZ-1-1806-2022**

Date : 22-Apr-2022



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

**SUB-REGISTRAR**  
**BARDEZ**

Scanned by chaitali Pednekar, DEO Pednekar