Phone No:
Sold To/Issued To:
Vianaar Properties
For Whom/ID Proof:
Pancard

भारत INDIA
INDIA NON JUDICIAL

AUG-23-2023 16:00:07
₹ 2000000/-
1
Other
3815345 30/02/08/2021-RDI

For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Manager / Authorised Signatory

THE SEAL OF THE SUB-REGISTRAR OF MAPUSA

Sr. No. 2023-BRZ-4676
15/09/2023

DEED OF SALE

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

Phone No:
Sold To/Issued To:
Vianaar Properties
For Whom/ID Proof:
Pancard

भारत INDIA
INDIA NON JUDICIAL

AUG-23-2023 18:04:44
₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO
2
Other
IN1534516932806884768-00006797
3818345 23/02/09/2021-RDI

For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Manager / Authorised Signatory

SUB-REGISTRAR OF BARDEZ
MAPUSA

DEED OF SALE

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

POA FOR
VENDOR NO.1

Phone No:
Sold To/Issued To:
Vianaar Properties
For Show/ID Proof:
Pancard

भारत INDIA
INDIA NON JUDICIAL

AUG-23-2023 10:00:10

₹ 1400000/-

3

Other
3815345 30/02/05/2021-RD1

For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Manager / Authorised Signatory

REGISTRAR OF BANKS
MAPUSA

DEED OF SALE

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

POA FOR
VENDOR NO.1

THIS DEED OF SALE is made on this 14th day of the month of September of the year Two thousand and Twenty-Three (14.09.2023) at Mapusa, Bardez, Goa.

BETWEEN

1. MR. DARWIN AGNELO SIMOES ALIAS MR. DARWIN AGNELO SEMOES, son of Late Domingos Francisco Xavier Damasceno Basilio Simoes, aged 71 years, married, Indian National (NRI), having PAN Card bearing No. [redacted], having Passport No. [redacted] ndian National, resident of In den Reben 6, 78315, Radolfzell, Germany, hereinafter referred to as the **"VENDORS"** (which expression, unless repugnant to the context or meaning thereof, shall be deemed to mean and include his heirs, successors, executors, administrators, nominees, legal representatives and assigns) represented herein through duly constituted Power of Attorney Holder his sister **MRS. GIANA LOURDES SIMOES**, daughter of Late Domingos Damasceno Simoes, age 66 years, Teacher, PAN card no. [redacted] Aadhar Card No. [redacted] r/o 93/3, 1st floor, Serville Building, behind Vivanta Hotel, St. Inez, Panaji Goa vide power of attorney dated 23.03.2018, under Ref. No. MVN/CON/110/ 2018 executed by Pawan

POA FOR VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

Bakshi, Assistant Consulate Officer, Consulate General of India and adjudicated under No. 2232 dated 5.6.2023, **OF THE FIRST PART.**

AND

VIANAAR PROPERTIES PRIVATE LIMITED, a duly registered Private Limited company having CIN U70100MH2013PTC245929, PAN Card no. [redacted] and having their Registered Office at Flat No. 308, 3rd floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane, Mahim (West) Mumbai City MH 400016, represented by one of its Director **MRS. NEELAM NAGPAL,** wife of Mr. Vijay Kumar Nagpal, aged 66 years, having PAN Card bearing No. [redacted], Business, Indian National, and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof means and includes its successors, official liquidators and permitted assigns) vide Board of Directors resolution no. BM 05/2023-2024 dated 18/07/2023, represented herein through duly constituted Power of Attorney Holder **ADV. NIKEETA VELGUENKAR,** wife of Mr. Rajaram Bagkar, 32 Years of age, Indian National, Advocate, married, Holder of Pan Card No. [redacted] and Aadhar card No. [redacted], Resident of Mudda Wado,

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

Saligao Bardez, Goa, vide Power Of Attorney dated 14.08.2023, Duly Notarized before the Notary Public Adv. Sanyogita, bearing Registration No. 7517 at Delhi, Of the **Second Part**.

AND

1. MR. INTEKHAB BABALAL SAYED, son of Babalal Sayed, age 59, Indian National, Holding PAN card No. [redacted] and Aadhar Card No. [redacted] his wife

1(A). MRS. NAHIDA INTEKHAB SAYED, wife of Mr. Intekhab Sayeb, daughter of Rashid Abdul Shaikh, age 57 years of age, Holding PAN card No. [redacted] and Aadhar Card No. [redacted] both residents of F-3, Arabian Sea Mansion, Alvao, NIO Dona Paula, Tiswadi- Goa.

2. MR. SATYAM THAKRAL, son of Kanwal Kumar Thakral, age 35 years, business, married, Indian National, holding PAN card No. [redacted] Aadhar Card bearing No. [redacted] resident of Villa No. 110, Aldeia De Goa, Bambolim, Nr. GMC Hospital, Bambolim Complex, North Goa, Goa 403202

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

3. MR. LALIT KUMAR ARORA, son of Mr. Om Prakash Arora, age 51 years, married, business, Indian National, holding PAN card bearing No. [redacted] holding Aadhar Card bearing No. [redacted], resident of A- 502, Tower height Apartment, Pitampura, New Delhi 110034, hereinafter referred to as the **"CONFIRMING PARTY"** and shall collectively be referred to as the **"CONFIRMING PARTIES"** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, successors, legal representatives, administrators, executors and permitted assigns) of the **THIRD PART.**

AND WHEREAS there exists a immovable Property known as "PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA" or "AMBECONDEM", situated at village Reis- Magos, Taluka Bardez, State of Goa, which property is neither described in Land Registration Office nor found enrolled in the revenue office and the property is presently surveyed under Survey No. 26 sub division 3A of village Reis Magos, Bardez Goa admeasuring 9725 sqmtrs, Which shall hereinafter be referred to as the **"SAID PROPERTY"** and is more particularly described in **SCHEDULE-I,** herein under written and is delineated in 'Colour Red' on the Survey Plan annexed hereto.

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

AND WHEREAS the Said property was originally owned and possessed by Mr. Domingos Caetano Eduardo Simoes whose name stands mentioned in the manual Form 1& 14 as the sole owner in possession of the Property bearing Survey No. 26/3A of Village Reis Magos.

AND WHEREAS the Said Mr. Domingos Caetano Eduardo Simoes expired on 03.06.1991 leaving behind his Last Will dated 27.04.1991, bequeathing the Said Property to his nephew Mr. Darwin Agnelo Simoes alias Mr. Darwin Agnelo Semoes i.e. The VENDOR.

AND WHEREAS by virtue of the Last Will dated 27.4.1991 the VENDOR Mr. Darwin Agnelo Simoes alias Mr. Darwin Agnelo Semoes acquired absolute right, title and interest over the Property bearing Sy No. 26/3A of village Reis Magos from his uncle and testator Mr. Domingos Caetano Eduardo Simoes.

AND WHEREAS by following the due process of law, mutation proceedings were carried out by the Mamlatdar of Bardez and accordingly order was passed in form X, and subsequently after verification, mutation

POA FOR VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

entry was certified, for the Said Property described in Schedule I and Vendors name was entered in Form I & XIV of Village Reis Magos.

AND WHEREAS the CONFIRMING PARTY NO. 1, 2 and 3 agreed to purchase the SAID PROPERTY from the VENDOR vide Memorandum of Understanding dated 09.06.2021 duly executed before the Notary Adv. U. R. Timble, bearing reg no. 1402/D-X/2021.

AND WHEREAS the CONFIRMING PARTY No. 1, 2 and 3 were unable to complete the sale transaction with respect to the purchase of the SAID PROPERTY and hence the said VENDOR and the CONFIRMING PARTIES have agreed to transfer, assign and sell the SAID PROPERTY to the PURCHASER.

AND WHEREAS the above named VENDOR have represented to the PURCHASER herein that the SAID PROPERTY is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

AND WHEREAS the VENDOR and the CONFIRMING PARTIES have also represented to the PURCHASER herein, that there are no cases pending in any court of law with respect of the SAID PROPERTY.

AND WHEREAS the VENDOR and the CONFIRMING PARTIES have represented to the PURCHASER:

a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the SAID PROPERTY and that they are in lawful occupation, possession and enjoyment of the SAID PROPERTY.

b) That the SAID PROPERTY is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

c) That no other person/persons other than the VENDOR mentioned hereinabove is/are the owner/s or possessor/s of the SAID PROPERTY or have any right, claim or interest over the same or any part thereof and that the VENDOR have absolute right to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever.

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

d) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.

e) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDOR regarding the SAID PROPERTY;

f) That neither the SAID PROPERTY nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

g) That neither the SAID PROPERTY nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

h) That the VENDOR have not agreed, committed or contracted or entered into any agreement for sale, M. O. U with any party with respect to the SAID PROPERTY except the one mentioned with CONFIRMING PARTIES.

i) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.

j) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR, or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDOR and the CONFIRMING PARTIES as true,

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

the PURCHASER approached the VENDOR for sale of the SAID PROPERTY to itself.

AND WHEREAS the VENDOR have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the SAID PROPERTY more particularly described under SCHEDULE-I hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR and the CONFIRMING PARTIES herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the SAID PROPERTY from the VENDOR and the VENDOR along with the CONFIRMING PARTIES have agreed to sell the SAID PROPERTY to the PURCHASER for a total price and/or consideration of [redacted] **Only)**, which is its fair market value.

AND WHEREAS the VENDOR have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the Said Property more particularly described under Schedule-I hereunder written, to the Purchaser.

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

AND WHEREAS the VENDOR has agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the SAID PROPERTY unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS, the VENDOR and the CONFIRMING PARTY NO. 2 & 3 are married under the family laws of the Republic of India, (i.e. outside of the operation of the Family Laws of Goa) and hence is not subject to any regime of comunhao de bens or communion of assets.

AND WHEREAS the **PURCHASER** had published a Public Notice dated 30.05.2023 in the daily newspaper 'Navhind Times' and 'Tarun Bharat' calling upon objections or challenge to the proposed Sale from any person, Financial institution, Company, Corporation ,Society or legal entity having any title, right, interest, claim, lien ,charge or any encumbrance on the **SAID PROPERTY** and the Purchasers till date have not received any objections to against the Said Property.

AND WHEREAS the VENDOR have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the SAID

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

PROPERTY unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS the VENDOR and the CONFIRMING PARTIES hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:-

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in pursuance of the aforesaid agreement and in consideration of sum of [redacted] paid as set out hereunder in schedule II, the **VENDOR** hereby grant, sell, transfer, convey and assure the **SAID PROPERTY** absolutely and forever together with all rights, title, interest, claim, use, benefit and demand whatsoever unto the **PURCHASER**, vesting absolute ownership of the same in the **PURCHASER** who shall enjoy all the rights of ownership of the **SAID PROPERTY** together with all trees, fences, ways, water courses, structures, lights and privileges, easement, and appurtenances whatsoever to the **SAID PROPERTY**. TO HAVE AND TO HOLD the **SAID PROPERTY** free from all encumbrances and defects in title and

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

use the same forever as absolute owner along with all actions, domain, appurtenances and hereditaments of whatsoever nature.

2. That the sale consideration is of [redacted] and accordingly TDS has been deducted and duly paid by the **PURCHASER** to the **VENDOR** and the **CONFIRMING PARTIES** as set out in **Schedule II** to this Deed of Sale, the receipt whereof the **VENDOR and the CONFIRMING PARTIES** hereby admit and acknowledge and of and from the same and every part thereof forever acquits, releases and discharges the **PURCHASER**.

3. The VENDOR and CONFIRMING PARTIES covenants with the PURCHASER as under:

a. That notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the **VENDOR** is now lawfully seized and possessed of the **SAID PROPERTY** free from any encumbrances, tenancy, lien, charge or any claim or liability of whatsoever nature from any person or body whomsoever, is free from any attachments or defects in title of whatsoever nature and that the

POA FOR VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

VENDOR have full power and absolute authority to sell, transfer and convey the **SAID PROPERTY** absolutely in favour of the **PURCHASER** herein in the manner as aforesaid.

b. That all taxes, charges, dues, demands, arrears, development charges etc., if any, in respect of the **SAID PROPERTY** up to the date of this Deed are paid by the **VENDOR** and is the responsibility of the **VENDOR**. All such bills and taxes mentioned in this clause pertaining to the period post the date of this Deed shall be paid and borne by the **PURCHASER**.

c. That as on the date of Registration of these presents, the **VENDOR** and the **CONFIRMING PARTIES** has placed the **PURCHASER** in peaceful and vacant possession of the **SAID PROPERTY** to have and to use the **SAID PROPERTY** as absolute owner and possessor thereof, free from any encumbrances, attachments or defects in title of whatsoever nature.

d. That the **PURCHASER** shall upon being put in possession peacefully hold, possess and enjoy the **SAID PROPERTY** as an absolute estate, without any claim or demand whatsoever from the **VENDOR** and the

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

CONFIRMING PARTIES, or any other person or persons claiming through or under it under any agreement, oral or written.

e. That the **VENDOR** do hereby covenant with the **PURCHASER** that the **VENDOR** and the **CONFIRMING PARTIES** shall hereby indemnify at all times hereafter, indemnify and keep indemnified and saved harmless the **PURCHASER** against all claims and demands whatsoever in respect of the **SAID PROPERTY** hereby conveyed and make good to the **PURCHASER**, any and all expenses or losses, which the **PURCHASER** may incur or suffer, by reason of any defect, flaw or deficiency in the title or rights of the **VENDOR** to the **SAID PROPERTY** by itself or on account of any mistake or deficiency in the extent, description or other particulars of the **SAID PROPERTY** and/or in case the **PURCHASER** is ever dispossessed of the **SAID PROPERTY** hereby sold or any part thereof by reason of any defect in the title of the **VENDOR** and/or in the event of any successful lawful claim made by any person/s or third parties and / or any event which renders this Deed of Sale as null and void or ineffective, on account of any event or on account of any successful lawful claim made by any person/s or entity, and shall recoup the **PURCHASER** of all losses,

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

including all litigation expenses that may be incurred by the **PURCHASER** to protect its/their title to the **SAID PROPERTY**.

f. That the **VENDOR** agrees and undertakes that at the request of the **PURCHASER** that it shall do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever as may be required for further and more effectively conveying and assuring all rights, title and interest in the **SAID PROPERTY** in the manner aforesaid, as per the true intent and meaning of this Deed of Sale, namely the vesting of full ownership and possessory rights in the **PURCHASER** herein.

g. That the **VENDOR** at the time of execution of the present Deed of Sale, has not entered into any transaction whatsoever, either oral or written, with any third party in respect of the **SAID PROPERTY** apart from the MOU mentioned above.

h. That there are no tangible or intangible rights of whatsoever nature, including but not limited to right of way, easementary rights, license, lease or assignment existing in any person/ institutions, or any legal entities in respect of the **SAID PROPERTY**.

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

i. That the **SAID PROPERTY** is not the subject matter of any mortgage with any Banks/ Financial institutions or individuals or any Legal Entities and consequently the **SAID PROPERTY** is free of any charge, lien and is completely free of any encumbrance.

j. That the **VENDOR** and the **CONFIRMING PARTIES** declare that it has No Objection for carrying out of the mutation of the record of rights (Form I & XIV) of the **SAID PROPERTY,** having the name of the **VENDOR** deleted from the Occupant's Column and having the name of the **PURCHASER** inserted in place as the Occupant and shall sign all applications, petitions or memorials, no-objections, for the purposes of carrying out such mutation in the Survey Records, as also in any other records maintained by any Government or local authorities in respect of the **SAID PROPERTY**.

k. The **VENDOR** are neither in receipt of any Notice under the Land Acquisition Act, 1894 and/ or Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for acquisition /requisition of any part/whole of the **SAID PROPERTY**, nor has any part/whole of the **SAID PROPERTY** been notified for acquisition /requisition under the

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

provisions of the Land Acquisition Act, 1894 or Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act.

l. That the **VENDOR** have delivered all the originals of the previous title documents relating to the **SAID PROPERTY** to the **PURCHASER.**

m. That the representations and promises made by the **VENDOR** and **CONFIRMING PARTIES** are true and correct and the **VENDOR** acknowledge that the **PURCHASER** has entered into the present Deed of Sale, relying on the same.

4. That the market value of the **SAID PROPERTY** is [redacted]), and accordingly the present Deed of Sale has been appropriately and properly franked with an amount of Rs. [redacted]) which is the appropriate Stamp Duty payable thereon.

5. The **VENDOR** and the **PURCHASER** hereby declare that none of the parties belong to the Scheduled Caste/Scheduled Tribe, the **SAID PROPERTY** is a private property and hence does not come within the

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

purview of the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

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

7. That in case of increase in area of the **SAID PROPERTY** if found on loco at any time in future on resurvey, then the same shall be exclusively owned and possessed and enjoyed by the **PURCHASER** and the **PURCHASER** shall be free and open to carry out the resurvey from the concerned authorities in his favor and the **VENDOR**, the **CONFIRMING PARTIES** or their successors or any person or persons on their behalf shall not raise any of whatsoever or demand additional consideration thereof in any manner whatsoever.

8. That the office of the Senior Town Planner, North Goa issued zoning information of the said property vide Ref No. TBZ/ZON/11636/VER/TCP-2023/3418 dated 28/04/2023 stating that the zoning of the said property as per Regional Plan for Goa 2021 fall **"Partly**

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

in Settlement Zone and Partly in Orchard Zone". Annexed herewith copy of the zoning certificate.

9. The plan and schedules to this Deed shall form an integral part and parcel of this Deed and shall always be so construed.

SCHEDULE –I

DESCRIPTION OF THE 'SAID PROPERTY'

All that immovable Property known as "PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA" or "AMBECONDEM" situated at village Reis- Magos, Taluka Bardez, State of Goa, which property is neither described in Land Registration Office nor found enrolled in the revenue office and the property is presently surveyed under Survey No. 26 sub division 3A of village Reis Magos, Bardez Goa admeasuring 9725 sqmtrs and is bounded as under:

On the East- By property bearing Sy No. 26/3 village Reis Magos,

On the West- By Road,

On the North- By property bearing Sy No. 26/6 and 26/4 of village Reis Magos,

On the South- By property bearing Survey No. 26/7 and 26/3 of village Reis Magos.

POA FOR
VENDOR NO .1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

SCHEDULE II
(CONSIDERATION)

[redacted]

PARTY	NAME OF BANK TRANSFER	TDS %	TOTAL AMOUNT	TDS DEDUCTED	FINAL AMOUNT PAID
Vendor No. 1	MR. DARWIN AGNELO SIMOES	[redacted] %			
POA for Vendor No.1	MRS. GIANA LOURDES SIMOES	[redacted]			
Confirming Party No. 1	MR. INTEKHAB BABALAL SAYED	[redacted]			
Confirming Party No. 1(A)	MRS. NAHIDA INTEKHAB SAYED	[redacted]			
Confirming Party No. 2	MR. SATYAM THAKRAL	[redacted]			
Confirming Party No. 3	MR. LALIT KUMAR ARORA	[redacted]			

POA FOR VENDOR NO.1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

- The Vendor No. 1 was paid vide Cheque bearing No. 000145 dated 15.9.2023 drawn on HDFC Bank, New Delhi Branch.

- The Power of Attorney for Vendor No. 1 was paid the Net Payment vide RTGS bearing UTR No. HDFCR52023091587979978 dated 15.09.2023.

- The Said Confirming Party No. 1 was paid the Net Payment vide RTGS bearing UTR No. HDFCR52023091587971445 dated 15.09.2023.

- The Said Confirming Party No. 1(A) was paid the Net Payment vide RTGS bearing UTR No. K30914992698 3 dated 15.09.2023.

- The Said Confirming Party No. 2 was paid the Net Payment vide RTGS bearing Ref. No. 308040514390 dated 07.08.2023.

- The Said Confirming Party No. 3 was paid the Net Payment vide RTGS bearing Ref. No. 308040514388 dated 07.08.2023.

- The VENDOR and the CONFIRMING PARTIES hereby admit and acknowledge receipt of entire consideration as stated in Schedule II.

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

IN WITNESS WHEREOF, the VENDORS and the PURCHASER have hereto set and subscribed their respective hands on the day, month and year first hereinabove written, in the presence of two witnesses.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR NO. 1(A)
MR. DARWIN AGNELO SIMOES alias
MR. DARWIN AGNELO SEMEOS
Through his POA Holder
MRS. GIANA LOURDES SIMOES

	LHF	RHF
1)	_____	_____
2)	_____	_____
3)	_____	_____
4)	_____	_____
5)	_____	_____

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE PURCHASER

VIANAAR PROPERTIES PVT LTD

Through its director

MRS. NEELAM NAGPAL

Represented by POA holder

Adv. Nikeeta Velguenkar

	LHF	RHF
1)		
2)		
3)		
4)		
5)		

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE CONFIRMING PARTY NO. 1

MR. INTEKHAB BABALAL SAYED

	LHF	RHF
1)		
2)		
3)		
4)		
5)		

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE CONFIRMING PARTY NO. 1 A

MRS. NAHIDA INTEKHAB SAYED

	LHF	RHF
1)	_____	_____
2)	_____	_____
3)	_____	_____
4)	_____	_____
5)	_____	_____

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE CONFIRMING PARTY NO. 2

MR. SATYAM THAKRAL

	LHF	RHF
1)		
2)		
3)		
4)		
5)		

POA FOR
VENDOR NO. 1

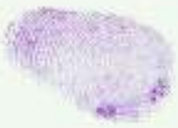
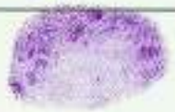
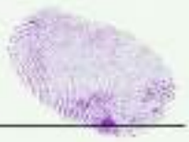
VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE CONFIRMING PARTY NO. 3

MR. LALIT KUMAR ARORA

	LHF	RHF
1)		
2)		
3)		
4)		
5)		

POA FOR
VENDOR NO.1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

WITNESSES :-

1. Name: Adv. Savio Monteiro

Father's Name: Faustino Monteiro

Age: 32 years

Residential Add.: H.No. 421/1/6, Fetorim Piedade,

Diwar, North Goa, Goa

Signature:

2. Name: Adv. Alisha Polle

Father's Name: Anil Shirodkar

Age: 35 years

Residential Add.: H.No. 443, Canca, Bardez, Goa.

Signature:

POA FOR
VENDOR NO. 1

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

Government Of Goa

Directorate of Settlement and Land records

Plan

Appln date: 29-05-2023 **Ref. No. :5519**

N

Scale 1:2000

PATRICK HENDERSON GONSALVES

Digitally signed by PATRICK HENDERSON GONSALVES
Date: 2023.06.05 16:13:26 +05'30'

TALUKA : BARDEZ

VILLAGE : REIS MAGOS

SURVEY No. : 26

SUB DIV. No. : 3-A

Report Generated By: SWAPNIL BHONSLE **Print Size :** A4

This record is computer generated on 03/06/2023 12:20:23 as per Online Ref No.5519. This record is valid without any singuare as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 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.

POA FOR VENDOR NO.!

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

FORM I & XIV
नमुना नं १ व १४

100017131071

Date : 29/05/2023

Taluka तालुका: BARDEZ
Village गांव: Reis-Magos
Name of the Field शेताचें नांव:
Survey No. सर्वे नंबर: 26
Sub Div. No. हिस्सा नंबर: 3A
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
9723.00	0.00	0.00	0.00	0.00	0.00	9723.00

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
0.00	2.00	2.00

Grand Total एकूण
9725.00

Remarks शेरा

Assessment : आकार Rs. 0.00 Foro फोर Rs. 0.00 Predial प्रेडियाल Rs. 0.00 Rent रेंट Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Darwin Agnelo Semoes		133	

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 करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

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 नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रकार	Remarks शेरा
----------Nil----------										

End of Report

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

FORM I & XIV
नमुना नं १ व १४

100017131071

Date : 29/05/2023

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	26
Village गाँव	Reis-Magos	Sub Div. No. हिस्सा नंबर	3A
Name of the Field शेताचें नांव	.	Tenure सत्ता प्रकार	

The record is computer generated on 29/05/2023 at 11:25:52AM as per Online Reference Number - 100017131071. 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 : - **15-Sep-2023 03:18:46 pm**

Document Serial Number :- **2023-BRZ-4676**

Presented at **03:06:41 pm** on **15-Sep-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	5400000
2	Registration Fee	2700000
3	Tatkal appointment fee	10000
4	Mutation Fees	3500
5	Processing Fee	3120
	Total	**8116620**

Stamp Duty Required :**5400000/-** Stamp Duty Paid : **5400000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Nikeeta Velguenkar** ,**Father Name**:Mr. Yeshwant Velguenkar,**Age:** 32, **Marital Status:** ,**Gender:**Female,**Occupation:** Advocate, **Address1 -** HNo. 3/95, Mudda Wado, Saligao Bardez, Goa, **Address2 -** , **PAN No.:** [redacted]			VIANAAR PROPERTIES PVT LTD Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**GIANA LOURDES SIMOES , Father Name:Late Domingos Damasceno Simoes, Age:** 66, **Marital Status:** ,**Gender:**Female,**Occupation:** Other, 93/3, 1st floor, Serville Building, behind Vivanta Hotel, St. Inez, Panaji Goa , **PAN No.:** [redacted] **as Power Of Attorney Holder for DARWIN AGNELO SIMOES ALIAS MR. DARWIN AGNELO SEMOES**			
2	**Nikeeta Velguenkar , Father Name:Mr. Yeshwant Velguenkar, Age:** 32, **Marital Status:** ,**Gender:**Female,**Occupation:** Advocate, HNo. 3/95, Mudda Wado, Saligao Bardez, Goa, **PAN No.:** [redacted] **as Power Of Attorney Holder for NEELAM NAGPAL Director Of VIANAAR PROPERTIES PRIVATE LIMITED**			VIANAAR PROPERTIES PVT LTD Authorized Signatory
3	**INTEKHAB BABALAL SAYED , Father Name:Mr. Babalal Sayed, Age:** 59, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, F-3, Arabian Sea Mansion, Alvao, NIO Dona Paula, Tiswadi- Goa, **PAN No.:** [redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**NAHIDA INTEKHAB SAYED , Father Name:Mr. Rashid Abdul Shaikh, Age:** 57, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, F-3, Arabian Sea Mansion, Alvao, NIO Dona Paula, Tiswadi- Goa, **PAN No.:** [redacted]			
5	**SATYAM THAKRAL , Father Name:Mr. Kanwal Kumar Thakral, Age:** 35, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Villa No. 110, Aldeia De Goa, Bambolim, Nr. GMC Hospital, Bambolim Complex, North Goa, Goa 403202, **PAN No.:** [redacted]			
6	**LALIT KUMAR ARORA , Father Name:Mr. Om Prakash Arora, Age:** 51, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, A-502, Tower height Apartment, Pitampura, New Delhi 110034, **PAN No.:** [redacted]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Savio Monteiro,Age: 32,DOB: ,Mobile: 9823195247 ,Email: ,Occupation:Advocate , Marital status : Married ,** Address:403403, Hno. 421/1/6 Fetorim Piedade,Diwar North Goa GOA, Hno. 421/1/6 Fetorim Piedade Diwar North Goa GOA, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: **Alisha Polle,Age: 35,DOB: ,Mobile: 8806401247 ,Email: ,Occupation:Advocate , Marital status : Married ,** Address:403510, H. no. 443 Canca Bardez Goa, H. no. 443 Canca Bardez Goa, Canca, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- **2023-BRZ-4676**

Document Serial No:-2023-BRZ-4676

Book :- 1 Document
Registration Number :- **BRZ-1-4498-2023**
Date : 15-Sep-2023

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

SUB-REGISTRAR
BARDEZ

Scanned By : LOKESH D. HALDANKAR (COPA)

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:- 15-Sep-2023 15:19:38
Date of Receipt: 15-Sep-2023

Receipt No : 2023-24/9/4757
Serial No. of the Document : 2023-BRZ-4676
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Nikeeta Velguenkar** for Registration of above Document in Book-1 for the year 2023

Registration Fee	2700000	E-Challan(Online fee)	• Challan Number : 202300605738 • CIN Number : CPACZXACV8	2700000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300605765 • CIN Number : CPACZXAIV6	10000
Processing Fee	3120	E-Challan(Online fee)	• Challan Number : 202300605738 • CIN Number : CPACZXACV8	5000
Total Paid	**2715000** (Rupees Twenty Seven Lakhs Fifteen 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 : RAMNATH NAIK

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

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 **15-Sep-2023**

Signature of the person receiving the Document

Ramnath Naik

Signature of the Sub-Registrar