

(RUPEES TWENTY LAKHS ONLY)

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For CITIZENCREDIT™  
CO-OP BANK LTD

*fernandes*

Authorized Signatory

Name of Purchaser REALCON RESIDENCY LLP



Sr. No. 2022-BR2-4388  
30/09/2022

**DEED OF SALE**

*fernandes*  
for self S'POA  
for 2, 3a & 3b

*[Signature]*  
for self S'POA  
for 4, 5b, 7a & 7b

*[Signature]*  
for self S'POA  
for 6a

*[Signature]*

Realcon Residency LLP

*[Signature]*  
Authorized Signatory

(RUPEES ONE LAKH FIFTY TWO THOUSAND AND THREE HUNDRED ONLY)

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For CITIZEN CREDIT™  
CO-OP BANK LTD

*eernandes*

Authorized Signatory

Name of Purchaser REALCON RESIDENCY LLP



This Deed of Sale is made and executed at Mapusa – Goa, on this 30<sup>th</sup> Day of the month of September of the year Two Thousand and Twenty Two (30/09/2022).

*eernandes*  
for self POA for  
2, 3a & 3b

for self & POA  
for 4, 5b, 7a & 7b

*Adilva*  
for self & POA  
for Goa

*Adilva*  
*eernandes*

Realcon Residency LLP  
*eernandes*  
Authorized Signatory

BETWEEN

1a) **MRS. NANCY SUSAN D'SILVA** alias NANCY SUSAN FERNANDES, aged about 45 years, daughter of late Maurice Silvestre D'Silva, in service, Indian National, Aadhaar Card No. [REDACTED], holding Permanent Account Number (PAN) [REDACTED] and her husband,

1b) **MR. ROY FERNANDES**, aged about 50 years, son of Micheal Fernandes, in service, Indian National, Aadhaar Card No. [REDACTED], holding Permanent Account Number (PAN) [REDACTED] and both residents of D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068.

2) **MRS. CARMEN D'SILVA** alias Carmen Fernandes alias Carmen Agnes Julie Fernandes alias Carmen Agnes Julie D'Silva, 74 years of age, widow of Maurice Silvestre Francis D'Silva, daughter of Late Peter Joseph Fernandes, retired, Having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and resident of Flat No. C/G-2, Bldg. No. C-14, Nr. Citizen Bank, Citizen Sunflower CHS Ltd, Juchandra, Naigaon (East), Dist. Palghar 401208 represented herein through her Power of Attorney Holder her daughter **MRS. NANCY SUSAN D'SILVA** alias **NANCY SUSAN FERNANDES**, aged about 45 years, daughter of late Maurice Silvestre D'silva, in service, Indian national, Aadhar Card No. [REDACTED], holding PAN No. [REDACTED] and residing at D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068 vide Power of Attorney dated 11.6.2021 duly executed before Notary Public Advocate R A Alate under Reg. No. 6007/21 at Mumbai Maharashtra.

3a) **MR. KEVIN FRANK IGNATIUS D'SILVA** alias **KEVIN FRANK D'SILVA** aged about 50 years, son of late Maurice Silvestre D'Silva,

*M Fernandes  
for self & POA for  
2, 3a & 3b*

*[Signature]*

*[Signature]  
for self & POA  
for 4, 5b, 7a &  
7b*

*[Signature]  
for self & POA  
for 6a*

*[Signature]*

Realcon Residency LLP

*[Signature]*



Business, New Zealand National, holding PAN card No. [REDACTED] holding New Zealand Passport bearing no.LM690041 issued by the DIA WLG on 21<sup>st</sup> May 2018 and valid through 21<sup>st</sup> May 2028 and Overseas Citizen of India holding OCI card bearing no. A1913221 issued by the High Commission of India, in Wellington- New Zealand on 28<sup>th</sup> August 2015 and his wife,

3b) **MRS. CHARMAINE DIAS alias CHARMAINE JESSICA DIAS alias CHARMAINE JESSICA D'SILVA**, daughter of late Joe Dias, aged about 48 years, business, holding PAN Card bearing No. [REDACTED] New Zealand National, holding New Zealand Passport bearing no.LM731227 issued by the DIA WLG on 31<sup>st</sup> May 2018 and valid through 31<sup>st</sup> May 2028, and an Overseas Citizen of India bearing OCI card no.A1913222 issued by High Commission of India in Wellington – New Zealand on 28<sup>th</sup> August 2015 and both residents of 276, Cascades Road, Botany Downs, Auckland 2010, New Zealand both represented herein through their Power of Attorney Holder their sister/ sister in law **MRS. NANCY SUSAN D'SILVA alias NANCY SUSAN FERNANDES**, aged about 45 years, daughter of late Maurice Silvestre D'Silva, in service, Indian National, Aadhaar Card No. [REDACTED], holding Permanent Account Number (PAN) [REDACTED] and residing at D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068 vide Power of Attorney dated 17/7/2019 which executed and verified by Bhav Dhillon, Honorary Consul, Consulate of India, Indian Consulate at Auckland (NZ) having ref. 1627 and thereafter adjudicated for stamp duty before the additional collector of north Goa on 01.08.2019,

4) **MR. DOMINGOS JOAO XAVIER DA SILVA alias JOHN D'SILVA alias DOMINGOS JOAO XAVIER DE SILVA alias DOMINGOS J D'SILVA alias DOMNIC JOHN XAVIER DA SILVA**, aged about 93 years, son of late Romano D'Silva, retired, Indian National, Aadhaar Card No. [REDACTED], holding a Permanent Account Number (PAN): [REDACTED], and R/o H. No. 3/52, Gladys Chambers, First



*Neharavadas*  
for self & POA for  
2, 3a & 3b

*for self & POA*  
for 2, 5b, 7a  
& 7b

*M. D. Silva*  
for self & POA  
for Goa

Realcon Residency LLP

Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 represented through his Power of Attorney holder his Son **Mr. DonatusDores Da Silva** son of Domingos Joao Xavier Da Silva, 60 years of age, service, PAN Card No. [REDACTED] and Aadhar card bearing no [REDACTED] in Indian National, R/o H. No. 3/52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 vide Power of Attorney dated 12/11/2019 duly executed before Notary Public Advocate JagdishTryambakDongardive under Registration no 35136/2019 at Mumbai Maharashtra.

5a) **MR. DONATUS DORES DA SILVA**, son of Domingos Joao Xavier Da Silva, 60 years of age, service, PAN Card No. [REDACTED] and Aadhar card bearing no [REDACTED] in Indian National, R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 and his wife

5b) **MRS. PRIYA DONATUS DA SILVA** alias Priya Geneveve Lynette Cardozo alias Priya Da silva, daughter of AmadenTrinidadPascoalCardoz, 55 years of age, service, PAN Card No. [REDACTED] and Aadhar Card bearing no [REDACTED] Indian National, R/o. Priya Bungalow, 4<sup>th</sup> Cross Road, 18, I.C. Colony, Borivali (West), Mumbai 400103 represented through his Power of Attorney holder her husband **Mr. DonatusDores Da Silva** son of Domingos Joao Xavier Da Silva, 60 years of age, service, PAN Card No. [REDACTED] and Adhar Card bearing No. [REDACTED] in Indian National, R/o H. NO. 52, Gladys Chambers, First Floor, Lady Jamshedji road, mahim (West), Mumbai 400016 vide Power of Attorney dated 26.10.2019 duly executed before Notary Public Advocate Ashok Pandya under registration no. 2672/2019 at Mumbai Maharashtra.

6a). **MR. SUNIL FLETCHER DA SILVA**, Son of Domnic John Xavier Da Silva, 49 years of age, married, Service PAN Card No. [REDACTED] and Aadhar Card bearing no [REDACTED] Indian National, R/o of B-



Nernandes  
for self & POA for  
3, 3a & 2b

[Signature]

for self & POA  
for 4, 5b, 7a &  
7b

Da Silva  
for self & POA  
for 6a

Realcon Residency LLP  
Authorized Signatory

302, Dheeraj Godavari, Chincholi Bunder Road, Mumbai 400064 represented through his Power of Attorney holder his wife **MRS. MEENA SUNIL DA SILVA**, daughter of Inas Kajmil Dcruz, 49 years of age, housewife, PAN Card No. [REDACTED], and Aadhar card bearing no. [REDACTED], Indian national, R/o. B-302, Dheeraj Godavari, ChincholiBunder road, Malad (West), Mumbai 400064 vide Power of A.torney dated 5.7.2022 duly executed before Notary Public Advocate Vijay C Shah under registration no. 4872/2022 at Ahmedabad Gujrat and his wife

6b) **MRS. MEENA SUNIL DA SILVA** alias Meena D Cruz Daughter of InasKajmilD'cruz, 49 years of age, Housewife, PAN Card No. [REDACTED], and Aadhar Card bearing no [REDACTED] Indian National and both R/o B-302 Dheeraj Godavari, ChincholiBunder Road, Malad (West), Mumbai 400064

7a) **MRS. MARIA HELENE FERNANDES** alias Maria Helen Fernandes alias Maria Helene Da silva, daughter of Domnic John Da Silva alias Domingos Joao Xavier Da Silva, Major, 55 years of age, service, holding PAN card bearing No. [REDACTED] Canadian National, bearing Passport No. HR585583 issued by the Issuing authority MISSISSAUGA on 23.06.2016 and valid through 23.06.2016 and Overseas Citizens of India holding OCI card bearing registration No A2765114 issued by the High Commission of India, in Toronto, Canada on 07.09.2017 and her husband,

7b) **MR RYAN FRANCIS FERNANDES** alias Ryan Fernandes S/o Ponciano Jacinto Fernandes, 56 years of age, service, holding PAN card bearing No. [REDACTED] Canadian National, bearing Passport No HN126717 issued by the MISSISSAUGA on 13.09.2016 and valid through 13.09.2026 and Overseas Citizens of India holding OCI card bearing registration No, A3691338 issued by the High Commission of India, in Toronto Canada on 21.08.2019. Both residents of 6042 Coxswain Crescent, Mississauga ON LSV 228, Both represented herein by their Power of Attorney Holder their brother/brother in law **Mr. DonatusDores Da Silva**



*Hernandes*  
for self & POA for  
2, 3a & 3b

*[Signature]*

*[Signature]*  
for self & POA  
4, 5b, 7a &  
7b

*[Signature]*  
for self & POA  
6a

**Realcon Residency LLP**  
*[Signature]*  
Notary

son of Domingos Joao Xavier Da Silva, 60 years of age, service, PAN Card No. [REDACTED] and Aadhar card bearing no [REDACTED] in Indian National, R/o H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016 vide power of attorney dated 6/11/2019 which executed and verified by Indian Consulate at Toronto having ref. 9773 dated 7-11-2019 and thereafter adjudicated for stamp duty before the additional collector of north Goa , 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, administrator and assigns) of the **FIRST PART.**

AND

**REALCON RESIDENCY LLP**, a duly registered Company, having corporate identity No. AAO- 2705 and PAN Card No. [REDACTED] having registered office at 376, MMM Road, Amritsar, Punjab 143001 IN, represented herein by its Director, MR. VARUN NAGPAL, son of Vijay Nagpal, 37 years of age, married, holder of pan card no. [REDACTED] Indian national, r/o H.No 97-B GF, Manak Shaw Road , Anupam Garden, Saidulajab, Delhi South Delhi DL 110068 IN hereinafter referred to as "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution no 08/2022-23 dated 27.07.2022 represented herein through

Handwritten signatures and notes:  
1. "N. Fernandes for self & POA for 2, 3, 4, 5, 7b"  
2. [Signature]  
3. "for self & POA for 4, 5b, 7a, 7b"  
4. "for self & POA for Goa"  
5. [Signature]  
6. "S. Khirwal"  
7. "Realcon Residency LLP Authorized Signatory" with signature

duly constituted Power of Attorney Holder MRS. NIKEETA VELGUENKAR, wife of Mr. Rajaram Bagkar, daughter of Mr. Yeshwant Velguenkar, major, 31 years of age, Indian National, Service, married, Holder of PAN Card bearing no. [REDACTED], Aadhar Card bearing No- [REDACTED] and resident of Mudda wado, Saligao Bardez, Goa vide Power of Attorney dated 23.08.2022, duly notarized before the Notary Public Adv. Madhumita Avadhut Nayak Salatry bearing Registration No. 6003/2022 at Mapusa, Bardez Goa of the SECOND PART.

AND

1(a) MR. SIDDHARTH ANAND SHIRODKAR, aged about 36 years, Son of Mr. Anand Shirodkar, Business, Married, Indian National Aadhar Card No. [REDACTED], holding a Permanent Account Number (PAN) [REDACTED], and

1(b) MRS. SHRADDHA SIDDHARTH SHIRODKAR, 36 years of age, daughter of Late Mohandas Korgoankar, business, married, holding PAN card no. [REDACTED] and Aadhar Card bearing No. [REDACTED] and both residents of House no. 262/1, Diaswaddo, Nagoa, Bardez Goa, hereinafter referred to as the "CONFIRMING PARTY" (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 THIRDPART.

AND WHEREAS there exist a Larger Property known as an 'Ambea Keni', admeasuring 6700 sq. mts, wherein exists the residential house bearing House No. 14, situated in Nerul Village, Bardez Taluka, North Goa District, within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 76 Sub-Division No. 11 (Survey No. 76/11) of

*Nelmandes*  
for self & PAN for  
2, 3a & 3b  
*[Signature]*

*[Signature]*  
for self &  
PAN for  
4, 5b, 7 & 8

*[Signature]*  
for self & PAN  
for 6b  
Realcon Residency LLP  
*[Signature]*



Village Nerul, which property is described in the Land Registration Office (Conservatoria do Registo Predial Office) Panaji under no. 3631, at page 109 of book B-1 new of Bardez and not known to be enrolled in the Taluka Land Revenue Office hereinafter referred to as the "SAID LARGER PROPERTY" more particularly described in the Schedule I hereinafter.

**AND WHEREAS** the SAID LARGER PROPERTY originally belonged to Mr. Avelino de Souza.

**AND WHEREAS** the SAID LARGER PROPERTY came to be purchased by Mr. Domingos Joao da Silva from Mr. Avelino de Souza vide Deed of Purchase and Sale dated 23.05.1890 drawn at Fls 16v of the Deed Book No. 151 of the Assistant Notary of this Judicial Division Joao Copertino da Caridade Frias.

**AND WHEREAS** pursuant to said Deed of Purchase and Sale dated 23.05.1890 the name of Domingos Joao da Silva stand inscribed in his favour under inscription of transfer no. 1954 at folio 289 of Book G 3, of the Land Registration Records of the then Judicial Division of Bardez.

**AND WHEREAS** the said Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva alias Joao Silva was married to Felicidade D'Souza alias Felicidade de Souza alias Felicidade D'Silva under the regime of general communion of assets and out of wedlock they had Five Children which are as follows:

- Damaso Franco Mariano de Silva
- Augusto Joaquim Faustino de Silva
- Romano Nascimento de Silva
- Faustino Batista de Silva
- Bartolomeu de Silva

*N Fernandes*  
for self & POA for  
2, 3a, 5, 5b

*[Signature]*  
*[Signature]*

*[Signature]*

*[Signature]*  
for self & POA  
for 4, 5b, 7a  
5, 7b

*[Signature]*  
for self & POA  
for Coa

Realcon Residency LLP

*[Signature]*  
Authorized Signatory

**AND WHEREAS** the said Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva alias Joao Silva expired leaving behind his wife Felicidade D'Souza alias Felicidade de Souza alias Felicidade D'Silva and his Five Children.

**AND WHEREAS** pursuant to the death of said Domingos Joao da Silva alias Domingos Joao de Silva alias Domingos Alexio Joao da Silva alias Joao Silva the name of Felicidade de Souza and his five children namely a) Damaso Franco Mariano de Silva b) Augusto Joaquim Faustino de Silva c) Romano Nascimento de Silva d) Faustino Batista de Silva e) Bartolomeu de Silva came to be recorded in the Registo de Agremensor of the provisional number of the property bearing number 394.

**AND WHEREAS** the Office of the Directorate of Services and Land Survey on 12/4/1935 has duly conducted verification and demarcation of property known as "LOURENCO ESTEVES or MUTURIA AMBEACHEM BATTA and annex BATULEM composed of two parcels belonging to Felicidade de Souza, Romano Nascimento da Silva, Augusto Joaquim Faustino da Silva, Faustino Batista da Silva and Bartolomeu da Silva and Damaso Franco Mariano da Silva having old Cadastral Survey Nos. 391 and 394 and with the consent of the adjoining neighbors/respective parties the first one with four laterite landmarks and the second with five laterite landmarks.

**AND WHEREAS** the said Damaso Franco Mariano da Silva alias Damasco Franco D'Silva alias Damaso F D'Silva alias Damaso Franklin D'Silva alias Damasco Franco Mariano D'Silva alias Damaso Franco D'Silva alias Damasso alias Damaso Franco Mariano de Silva Franco married to Lily D'Silva alias Lilly (Maria Elisa) D'Silva alias Maria Eliza Lilia D'Silva alias Maria Eliza Lilia Goveia alias Maria Elisa Lilia Goveia.

*N. Fernandes*  
for self & for  
2, 3a & 3b

*[Signature]*  
for self & for  
for 4, 5b  
7a & 7b

*[Signature]*  
for self & for  
for 6a

**Realcon Residency LLP**  
*[Signature]*  
with signature

**AND WHEREAS** the said Augusto Joaquim Faustino da Silva alias Augusto Joaquim Faustino de Silva alias Agostinho D'Silva was a bachelor.

**AND WHEREAS** the said Romano Nascimento da Silva alias Romano Nascimento de Silva alias Romano Nascimento de Silva was married to Helena Ana Rita Alvares alias Alena Ana Rita Alvares.

**AND WHEREAS** the said Faustino Batista de Silva alias Faustino Baptist D'Silva alias Faustino Baptista D'Silva was a Bachelor.

**AND WHEREAS** Bartolomeu de Silva alias Curcino da Silva alias Bartholomeu da Silva alias Cursino D'Silva was a Bachelor.

**AND WHEREAS** thereafter an inventory proceedings bearing No. 602/2018/B came to be initiated by Mrs. Nancy Susan D'silva before the Civil Court Senior Division at Mapusa on the death of her great grandparents i.e. Domingos Joao da Silva alias Domingos Joao de Silva or Domingos Alexio Joao da Silva and his wife Felicidade D'souza alias Felicidade de Souza Felicidade D'silva.

**AND WHEREAS** the said Felicidade D'Souza expired on 15/8/1939 while her husband had pre-deceased her and both of them expired without leaving behind any will or any other disposition of their last wishes but on their demise have left behind their 5 children namely

- Damaso Franco Mariano de Silva married to Lily D'Silva

*Nernandes*  
for self 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

*for self & POA for Ga*

*Realcon Residency LLP*  
*for self & POA*  
*for Ga*

*11*

- Augusto Joaquim Faustino da Silva who was a bachelor
- Romano Nascimento de Silva married to Helana Ana Rita Alvares
- Faustino Batista de Silva who was a bachelor
- Bartolomeu de Silva who was a bachelor

**AND WHEREAS** the said Damaso Franco Mariano de Silva expired on 27th June 1944 and his wife Lily D'Silva expired on 12th July 2005 both intestate without leaving behind any will or any other disposition of their last wishes but leaving behind their son as their only universal heir namely:

- Maurice Silvestre Francis da Silva alias Maurice Silvestre Francis D'silva alias Maurice S.F D'Silva alias Maurice D Silva alias Mauricio Silvestre Francisco da Silva alias Maurice da Silva who was married to Mrs. Carmen D'Silva alias Carmen Fernandes alias Carmen Agnes Julie Fernandes alias Carmen Agnes Julie D'Silva

**AND WHEREAS** the said Maurice Silvestre Francis da Silva expired on 17th September 2016 intestate without leaving behind any will or any other disposition of his last wishes but left behind his wife Mrs. Carmen D'Silva as his widow and half sharer and his two children as his only and universal heirs namely

- Mrs. Nancy Susan D'Silva alias Nancy Susan Fernandes married to Roy Fernandes
- Mr. Kevin Frank Ignatius D'Silva alias Kevin D'Silva married to Mrs. Charmaine Dias alias Charmaine Jessica Dias.

*N Fernandes*  
for self & POA for  
2, 3a & 3b  
*[Signature]*

*[Signature]*  
for self &  
POA for 4, 5b  
2a & 7b

*[Signature]*  
for self &  
POA for 6a  
**Realcon Residency LLP**  
*[Signature]*  
Authorized Signatory



AND WHEREAS the said Augusto Joaquim Faustino da Silva expired on 21<sup>st</sup> April 1979 in the status of a Bachelor.

AND WHEREAS the said Roman Nascimento da Silva expired on 25th November 1979 and his wife Mrs. Helena Ana Rita Alvares expired on 5th September 1932 without leaving behind any will or any other disposition of their last wishes but left behind their only son as their sole universal legal heir namely

- Mr. Domingos Joao Xavier da Silva alias Domingos Joao Xavier de Silva alias John 'Silva who was married to Mrs. Winifred da Silva alias Venifrida Afonso alias Vinifred Afonsa.

AND WHEREAS the said Faustino Batista de Silva who was Priest expired on 8<sup>th</sup> August 1982 as a Bachelor.

AND WHEREAS the said Bartolomeu de Silva who expired on 4<sup>th</sup> February 1956 as a Bachelor.

AND WHEREAS the SAID LARGER PROPERTY came to mentioned as ITEM NO 2 in the LIST OF ASSETS filed in the Inventory Proceeding bearing no 602/2018/B.

AND WHEREAS the SAID LARGER PROPERTY came to be allotted/partitioned to the extent of ¼ undivided right and share in favour of Nancy Susan D'Silva who is married to Roy Fernandes, ¼ undivided right and share to Mr. Kevin Frank Ignatius D'Silva who is married to Charmaine Dias and the said Mrs Carmen D'Silva who is their mother has being paid off and satisfied in terms of money by the said Nancy Susan D'Silva who is married to Roy Fernandes and Mr. Kevin Frank Ignatius



*N Fernandes*  
for self & POA for  
21, 3a & 3b  
*[Signature]*

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for self &  
POA for 21,  
5b, 7a & 7b

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for self & POA  
for Coa  
Realcon Residency LLP  
*[Signature]*  
Attorney

D'Silva who is married to Charmaine Dias and ½ undivided right and share to Mr. Domingos Joao Xavier da Silva who is married to late Winifred da Silva.

**AND WHEREAS** vide its order and decree dated 14/8/2019 passed by the Civil Court Senior Division at Mapusa in Inventory Proceedings bearing no. 602/2018/B was pleased to Confirm and made absolute the Final Chart of Allotment in favour of the VENDORS.

**AND WHEREAS** thereafter a Deed of Succession dated 20/12/2019 came to be initiated before the Civil Registrar Cum Sub Registrar at Mapusa on the death of Winnie Jhon de Silva alias Vinifred Afonsa alias Vemfrida Afonso alias Winie de Silva alias Winnie wife Mr. Domingos John Xavier da Silva who expired on 21/10/2019 at Karuna Hospital without leaving any will or any other disposition of her last wishes leaving behind her husband Mr. Domingos John Xavier da Silva alias Domingos Joao Xavier alias Domingos Joao Xavier de Silva alias Domnic John alias Dominic John Xavier da Silva alias Dominic John Xavier to whom she was married under the regime of general communion of assets who is her widower and half sharer but left behind her two sons and one daughter namely Mr. Donatus Dores Da Silva married to Mrs. Priya Geneveve Lynette Cardoz alias Priya Da Silva alias Priya Donatus Da Silva, Mr. Sunil Fletcher Da Silva married to Mrs. Meena Sunil Da Silva alias Meena D'Cruz, and Mrs. Maria Helene D Silva married to Ryan Francis Fernandes which came to be executed before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez Mapusa-Goa drawn at Folio No 46V to 49 of Book No. 867.

**AND WHEREAS** on the basis of the inventory proceedings bearing no

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Fernandes  
for self & son for  
2, 3a, 5, 3b

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for self & son for  
4, 5b, 7a, 7b

*Handwritten notes:*  
for self & son  
for 6a

Realcon Residency LLP  
*Handwritten signature:* A. Fernandes

602/2018/B and Deed of Succession dated 20/12/2019 the said vendors have got their names duly mutated under mutation no 72772 in the survey records of the SAID LARGER PROPERTY.

**AND WHEREAS** the above named VENDORS declare that they own and possess the "SAID LARGER PROPERTY", admeasuring 6700 Square Meters, situated at Nerul Village, and which is described under **SCHEDULE – I** hereunder written.

**AND WHEREAS** the said VENDORS have filed an application under Section 49(6) of the Town and Country Planning Act before the Town and Country Planning Department for plotting the SAID LARGER PROPERTY into PLOT C admeasuring an area of 440 sqmtrs and PLOT D admeasuring an area of 505 sq.mtrs and accordingly Vendors vide NOC issued by the Office of Town and Country Planning Department of Bardez dated 16.09.2022 have obtained certificate to partition and convey the said Plot C and Plot D.

**AND WHEREAS** vide consent Terms dated 01.08.2022 filed before the Joint Mamlatdar- V, Mapusa, Bardez Goa in the Mundkar Case bearing No. MND/ DECL/05/2020, the Vendors have agreed and acknowledged to execute a Deed of Gift with respect to Plot D admeasuring an area of 505 sq.mts in accordance to the consent terms.

**AND WHEREAS** after deducting the area of Plot C (440 sq.mtrs) and Plot D (505 sqmtrs) from the total Said larger Property (6700 sqmtrs) , the Vendors desire to sell by way of undivided proportionate share without effecting any partition or division thereof area of 5775 sq.mts *and this property shall hereinafter be referred to as the 'SAID PROPERTY*), and more particularly described under SCHEDULE II herein below.

*Nerwandas*  
*to self & 10A for*  
*2, 3A & 3B*

*for self*  
*& 10A 4, 5B*  
*7a & 7b*

*to self & 10A*  
*for 6a*

*Realcon Residency LLP*  
*Authorized Signatory*

**AND WHEREAS** the Sellers have offered to sell and the Purchaser has accepted the said offer and agreed to purchase an undivided share to an extent of 3950/5755<sup>th</sup> share in the Said Property which is equivalent to 3950/5755 sq. mts. out of the Said Property which is more particularly described in Schedule II herein above and this undivided share in the Said Property shall hereinafter be referred to as the '**SAID UNDIVIDED SHARE IN THE SAID PROPERTY**'), and more particularly described under **SCHEDULE III** herein below.

**AND WHEREAS** a Deed of Family settlement dated 26/09/2022 came to be executed between Vendors registered before Adv. Madhumita Salatry Notary Public under registration no 6460 dated 28.09.2022 and the Said larger property came to be partitioned in four plots and an area 3950 sq.mts mentioned as Plot A was allotted to the Vendors Nos.

**AND WHEREAS** thereafter the VENDORS have entered into a Memorandum of Understanding dated 13/11/2019 which came to be duly executed before the Notary Adv. D.G Shet bearing reg no 5233/19 with the said CONFIRMING PARTY No. 1(a) & the Confirming Party No.1(a) had agreed to purchase the SAID LARGER PROPERTY from the VENDORS by paying an advance of Rs.20,00,000/- (Rupees Twenty Lakhs Only).

**AND WHEREAS** the CONFIRMING PARTY No. 1(a) and 1b) were unable to complete the sale transaction with respect to the purchase of the SAID LARGER PROPERTY and hence the said VENDORS and the CONFIRMING PARTIES have agreed to transfer, assign and sell the Said Undivided Share in the Said Property to the PURCHASER.

**AND WHEREAS** the Purchasers have agreed to Purchase from the Vendors the Said Undivided Share in the Said Property and the VENDORS have agreed to sell to the Purchasers the Said Undivided Share in the Said Property admeasuring 3950/5755 sq mtrs of the said property and the

Nernandes.  
for self & POA for  
2, 3a, 5, 3b

for self & POA  
for 4, 5b,  
2a & 3b

for self & POA  
for 6a

*[Handwritten signatures]*

Realcon Residency LLP  
Authorized Signatory





CONFIRMING PARTIES consenting to the same.

**AND WHEREAS** the above named VENDORS declare that they own and possess the Said Undivided Share in the Said Property admeasuring 3950/5755 Square Meters, situated at Nerul Village, and which is described under **SCHEDULE – III** hereunder written.

**AND WHEREAS** the above named VENDORS have represented to the PURCHASER herein that the Said Undivided Share in 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 including Confirming Parties herein.

**AND WHEREAS** the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the Said Undivided Share in the Said Property.

**AND WHEREAS** the VENDORS have represented to the PURCHASER that:

- a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the Said Undivided Share in the Said Property and that they are in lawful occupation, possession and enjoyment of the Said Undivided Share in the Said Property.
- b) That the Said Undivided Share in 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 including Confirming Parties herein other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the Said Undivided Share in the

*N Fernandes*  
for self & POA  
for 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

*[Signature]*  
for self &  
POA for 41, 56,  
70 & 76

*[Signature]*  
for self & POA  
for 41, 56,  
70 & 76

Realcon Residency Ltd.  
*[Signature]*  
Signatory

Said Property or have any right, claim or interest over the same or any part thereof and that the VENDORS has absolute right to dispose and/or sell the Said Undivided Share in the Said Property and/or deal with it in any manner whatsoever.

- d) That there is no legal bar or impediment for this transaction and that the Said Undivided Share in 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 VENDORS regarding the Said Undivided Share in the Said Property ;
- f) That neither the Said Undivided Share in 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 they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U other than one executed with the Confirming Party herein which stands cancelled upon execution of this Deed of Sale and the Confirming Party have consented to the cancellation of the M.O.U executed by the Confirming Party and the Vendors herein which stands cancelled for all effects of law and facts or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the Said Undivided Share in the Said Property.



*Netwandes*  
for self & partner for  
2, 3a, 3, 3b

*[Signature]*

*[Signature]*


*[Signature]*  
for self &  
partner for 4,  
5b, 7a & 7b

*[Signature]*  
for self &  
partner to a

**Realcon Residency LLP**  
*[Signature]*  
Authorised Signatory

h) That there are no dues or any other liability outstanding in respect of the Said Undivided Share in the Said Property.

i) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS 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 Undivided Share in the Said Property unto and to the use of the PURCHASER.



**AND WHEREAS** solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the Said Undivided Share in the Said Property to itself.

**AND WHEREAS** the VENDORS 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 Undivided Share in the Said Property more particularly described under SCHEDULE – III hereunder written, to the PURCHASER.

**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS and the CONFIRMING PARTY herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the Said Undivided Share in the Said Property from the VENDORS and the VENDORS & CONFIRMING PARTIES have agreed to sell the Said Undivided Share in the Said Property to the PURCHASER for a total price and/or consideration of **Rs. 4,77,95,000/- (Rupees Four Crores Seventy Seven**

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for self & POA  
2, 3a & 3b

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*[Signature]*  
for self &  
POA for 4,  
5b, 7a & 7b

*[Signature]*  
for self & POA  
for Coa

Realcon Residency Ltd

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Authorized Signatory

Lacs Ninety Five thousand Only), which is its fair market value.

AND WHEREAS the VENDORS 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 Undivided Share in the Said Property more particularly described under Schedule- III hereunder written, to the Purchaser.

AND WHEREAS the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the Said Undivided Share in the Said Property unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS the Confirming Party had entered into a M.O.U with the Vendors and now the Confirming Party do hereby cancel the said M.O.U for all effects of law and facts upon signing of this Deed of Sale.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:



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For Self & 10A  
for 2, 3a & 3b

*[Signature]*

*[Signature]*  
For self &  
80A for 4, 5b,  
7a & 7b

*[Signature]*  
For self & 10A  
for 2a

*[Signature]*

Realcon Residency LLP  
*[Signature]*  
Authorized Signatory

**NOW THIS DEED OF SALE WITNESSETH AS**

**UNDER:-**

1. That in consideration of payment of **Rs. 4,77,95,000/- (Rupees Four Crores Seventy Seven Lacs and Ninety Five Thousand Only)** which is the entire consideration that is paid to the Vendors and Confirming Party as per schedule IV, the VENDORS & CONFIRMING PARTY do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the Said Undivided Share in the Said Property which is more particularly described in Schedule -III hereunder written together with all trees, open spaces, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the undivided share of 3950/5755 sq.mts belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS & CONFIRMING PARTY into or upon the Said Undivided Share in the Said Property hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS & CONFIRMING PARTY do hereby assure the PURCHASER that the Said Undivided Share in the Said Property hereby sold is free from any encumbrances whatsoever and VENDORS & CONFIRMING PARTY have absolute title and exclusive right to convey the Said Undivided Share in the Said Property by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the Said Undivided Share in the Said Property is free from any restraint order or injunction order passed by any court of law, and is also free from

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for self & POK  
for 2, 3a & 3b

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for self &  
POK for 4,  
5b, 7a & 7b

*[Signature]*  
for self & POK  
for Coa

*[Signature]*

Realcon Residency LLP  
*[Signature]*  
Authorized Signatory



any adverse observation in any decree of any court. The VENDORS & CONFIRMING PARTIES declare that they have not agreed to sell the Said Undivided Share in the Said Property or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the Said Undivided Share in the Said Property or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s in respect of the Said Undivided Share in the Said Property and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the Said Undivided Share in the Said Property. The VENDORS & CONFIRMING PARTIES further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the Said Undivided Share in the Said Property by any authority or government department.



3. The possession of the Said Undivided Share in the Said Property hereby sold by VENDORS & CONFIRMING PARTIES have been handed over to PURCHASER today. The PURCHASER shall be entitled to apply for mutation in the Record of Rights of the Said Undivided Share in the Said Property mentioned in Schedule III hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the Said Undivided Share in the Said Property hereby purchased in all other public records, village records, etc.
4. The VENDORS and CONFIRMING PARTY covenant that in case any defect is found in the title of the VENDORS & CONFIRMING PARTIES to the Said Undivided Share in the Said Property hereby sold and/or in the present conveyance, then VENDORS & CONFIRMING PARTIES do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS &

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for self & POA for  
2, 3a, 3b  
*Shivanna*  
for self & POA  
for 4, 5, 7a, 7b  
*Shivanna*  
for self & POA  
for 6a  
Realcon Residency LLP  
Authorized Signatory

CONFIRMING PARTIES for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS and CONFIRMING PARTY hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the Said Undivided Share in the Said Property by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That VENDORS & CONFIRMING PARTIES do hereby assure the PURCHASER that the Said Undivided Share in the Said Property hereby sold by the VENDORS is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said property by way of sale.
7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the Said Undivided Share in the Said Property hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS and CONFIRMING PARTY or from any person claiming through or under them.
8. That VENDORS & CONFIRMING PARTIES shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the Said Undivided Share in the Said Property or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

*Nernandes*  
for self & POA  
for 2, 3a & 3b

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for self &  
POA for 4,  
5b, 7a & 7b

*[Signature]*  
for self & POA for 6a

**Realcon Residency LLP**  
Authorized Signatory



9. 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 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 VENDORS, the CONFIRMING PARTY or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

10. That the Confirming Party acknowledge that the Memorandum of Understanding executed by him with the Vendors stands terminated upon execution of the present deed and that they further confirm and acknowledge that they have no right, title or interest in the Said Larger Property. The Confirming Party shall further execute all documents so required to further confirm the cancellation of the M.O.U.

11. The VENDORS and CONFIRMING PARTY and the PURCHASER hereby declare that the Said Undivided Share in the Said 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.

12. The said Scheduled property is non-agricultural property. 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.

Neimandes  
for self & POA for  
§ 3a & 3b

for self &  
POA for 4, 5b,  
7a & 7b

for self & POA  
for 6a

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Shindekar

Realcon Residency LLP  
*[Signature]*  
Authorized Signatory



13. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 21,52,300/- (Rupees Twenty One Lakhs Fifty Two Thousand Three Hundred Only)** has been affixed herewith.

**SCHEDULE I**

**( SAID LARGER PROPERTY )**

All that Larger property known as an ' Ambea Keni', admeasuring 6700 sq. mts situated in Nerul Village, Bardez Taluka, North Goa District, wherein there exists a residential house within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 76 Sub-Division No. 11 (Survey No. 76/11) of Village Nerul, which property is described in the Land Registration Office (Conservatoria do Registo Predial Office) Panaji under no. 3631, at page 109 of book B-1 new of Bardez and not known to be enrolled in the Taluka Land Revenue Office and not known to be enrolled in the Taluka Land Revenue Office.

North: By the Nalla

South: By the public road

East: By property bearing survey no 76/4 of Village Nerul

West: By property bearing survey no 76/15 of Village Nerul


**SCHEDULE II**


**( SAID PROPERTY )**

All that property known as an ' Ambea Keni', admeasuring 5775 sq. mts situated in Nerul Village, Bardez Taluka, North Goa District, wherein there exists a residential house within the jurisdiction of Village Panchayat of Nerul, Taluka and Sub-District of Bardez, District North Goa, State of Goa, presently surveyed under Survey No. 76 Sub-Division No. 11 (Survey No. 76/11) of Village Nerul, which property is described in the Land Registration Office (Conservatoria

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for self & POA for  
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for self &  
POA for 4,  
5b, 7a & 7b

  
for self & POA  
for 6a

Realcon Residency Lt  
  
Authorized Signatory

do Registo Predial Office) Panaji under no. 3631, at page 109 of book B-1 new of Bardez and not known to be enrolled in the Taluka Land Revenue Office and not known to be enrolled in the Taluka Land Revenue Office.

North: By the Nalla

South: By the public road and Plot C

East: By property bearing survey no 76/4, Plot C & PLOT D of Village Nerul

West: By property bearing survey no 76/15 of Village Nerul

### SCHEDULE III

#### ( SAID UNDIVIDED SHARE IN THE SAID PROPERTY TO BE SOLD )

ALL THAT undivided share to an extent of 3950/5755<sup>th</sup> share in the Said Property which is equivalent to 3950/5755 sq. mts. *out of the Said Property which is more particularly described in Schedule II herein above.*

### SCHEDULE- IV

#### **(Undivided Property admeasuring 3950sqmtrs for a total consideration of 4,77,95000/-)**

Sl No	NAME FOR BANK TRANSFER	Nationality	TDS	Total Amount	TDS	Final Amount
1.a	Nancy Susan Fernandes	Indian	1.00%	3028652	30,286.52	29,98,365
1.b	Roy Fernandes	Indian	1.00%	3028652	30,286.52	29,98,365
3.a	Kevin D'Silva	OCI	20.80%	3028652	6,29,959.62	23,98,692
3.b	Charmaine D'Silva	OCI	20.80%	3028652	6,29,959.62	23,98,692
4	Domnic John Xavier DaSilva	Indian	1.00%	6057304	60,573.04	59,96,731
5.a	Donatus Dores Da Silva	Indian	1.00%	1009550	10,095.50	9,99,455
5.b	Priya Cardoz DaSilva	Indian	1.00%	1009550	10,095.50	9,99,455
6.a	Sunil Fletcher DaSilva	Indian	1.00%	1009550	10,095.50	9,99,455
6.b	Meena Sunil Da Silva	Indian	1.00%	1009550	10,095.50	9,99,455
7.a	Maria Helen Fernandes	OCI	20.80%	1009550	2,09,986.40	7,99,564
7.b	Ryan Francis Fernandes	OCI	20.80%	1009550	2,09,986.40	7,99,564
1.a	Siddharth Shirodkar	Indian	1.00%	11782894	117828.94	1,16,65,065
1.b	Shraddha Shirodkar	Indian	1.00%	11782894	117828.94	1,16,65,065
				4,77,95,000.00	20,77,077.99	4,57,17,922.01

Fernandes

D'Silva

Shirodkar

Realcon Residential I.P.  
Authorisation Authority

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 30<sup>th</sup> day of September of the year Two Thousand and Twenty Two, herein above mentioned.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 1a



MRS. NANCY SUSAN D'SILVA alias Nancy Susan Fernandes



- |          |          |
|----------|----------|
| 1. _____ | 1. _____ |
| 2. _____ | 2. _____ |
| 3. _____ | 3. _____ |
| 4. _____ | 4. _____ |
| 5. _____ | 5. _____ |

*Fernandes*  
for self & POA  
for 2, 3a & 3b  
*[Signature]*  
*[Signature]*

*for self & POA*  
for 4, 5b, 7a  
& 7b

*[Signature]*  
for self & POA  
for 6a


Realcon Residency LLP  
*[Signature]*  
Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 1b

MR. ROY FERNANDES



1.  \_\_\_\_\_

1.  \_\_\_\_\_

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4.  \_\_\_\_\_


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5.  \_\_\_\_\_

5.  \_\_\_\_\_

Fernandes  
for self & POA for  
2, 3a & 3b 

for self &  
POA for 4,  
5b, 7a & 7b 

Silva  
for self & POA  
for 6a 

Realcon Residency LLP  
  
Authorised Signatory



SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 2




**MRS. CARMEN D'SILVA** alias Carmen Fernandes alias Carmen Agnes Julie Fernandes alias Carmen Agnes Julie D'silva through her PoA holder

**MRS. NANCY SUSAN D'SILVA** alias Nancy Susan Fernandes

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1.  \_\_\_\_\_

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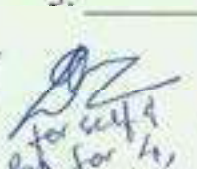
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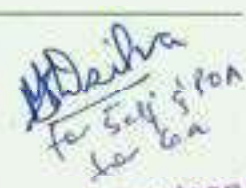
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*N Fernandes*  
for self's POA for  
2, 3a & 5b  
  
 

*N. D'silva*  
for self's  
POA for 4,  
5b, 7a & 7b  


*N. D'silva*  
for self's POA  
for 6a  


Realcon Residency LLP  
  
Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 3a



MR. KEVIN FRANK IGNATIUS D'SILVA alias Kevin Frank

D'silva

Through his POA holder

MRS. NANCY SUSAN D'SILVA alias Nancy Susan Fernandes

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*N Fernandes*  
for self & POA for  
2, 3a & 3b  
  


*for self &  
POA for 4,  
5b, 7a & 7b*  
*D'Silva*  
for self & POA  
for 6a  


Realcon Residency LLP  
*N Fernandes*  
Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 3b



**MRS. CHARMAINE DIAS** alias Charmaine Jessica Dias alias  
**Charmaine Jessica D'silva**

Through her POA holder

**MRS. NANCY SUSAN D'SILVA** alias Nancy Susan Fernandes

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*N Fernandes*  
for self & POA  
for 2, 3a & 3b

for self &  
POA for 4,  
5b, 7a & 7b

*N. Dailon*  
for self & IDA  
for CoA

**Realcon Residency LLP**  
*[Signature]*  
Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 4



**MR. DOMINGOS JOAO XAVIER DA SILVA** alias John D'silva  
or Domingos Joao Xavier De Silva or Domingos J D'silva or  
Domnic John Xavier Da Silva

through his POA holder

**MR. DONATUS DORES DA SILVA**



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1. \_\_\_\_\_



2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_

*Nernandes*  
for self & POA  
for 2, 3a & 3b  
*[Signature]*  
32

*[Signature]*  
for self  
& POA for  
4, 5b, 7a & 7b  
*[Signature]*  
for self & POA  
for Coa

Realcon Residency LLP  
*[Signature]*  
Authorized Signatory



SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED VENDOR NO. 5a  
MR. DONATUS DORES DA SILVA



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5. \_\_\_\_\_



5. \_\_\_\_\_



Netwandes  
for self & POA for  
2, 3a & 5b

For self &  
POA for  
5b, 1a & 7b

Da Silva  
For self & POA  
for 6a

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Realcon Residency LLP

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Authorised Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 5b



MRS. PRIYA DONATUS DA SILVA alias PriyaGeneveve

Lynette Cardozo alias Priya Da silva

Through her POA holder

MR. DONATUS DORES DA SILVA



1. \_\_\_\_\_



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Mernandes  
for self & POA for  
2, 3a & 3b  
*[Signature]*  
D. Mernandes  
34

*[Signature]*  
for self &  
POA for 4,  
5b, 7a & 7b

*[Signature]*  
for self & POA  
for Coa

Realcon Residency LLP  
*[Signature]*  
Authorized Signatory

SIGNED, SEALED AND DELIVERED


BY THE WITHIN NAMED VENDOR NO. 6a

**MR. SUNIL FLETCHER DA SILVA**

Through his POA holder

**MRS. MEENA SUNIL DA SILVA** alias Meena D Cruz



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*M. Fernandes*  
for self & POA  
for 2, 3a & 3b

*[Signature]*  
for self &  
POA for 4, 5b,  
for & 7b

*M. Da Silva*  
for self & POA  
for 6a

*[Signature]* *[Signature]*

Realcon Residency LLP  
*[Signature]*  
Authorised Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 6b

MRS. MEENA SUNIL DA SILVA alias Meena D Cruz



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Nelwandes  
for self & POA  
for 2, 3a & 3b

for self &  
POA for 4,  
5b, 7a & 7b

for self & POA  
for 6a

Realcon Residency LLP

Authorised Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 7a

MRS. MARIA HELENE FERNANDES

Through her POA holder

MR. DONATUS DORES DA SILVA



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Maria Fernandes  
for self & POA  
for 2, 3a & 3b  
  
 

Donatus Dore da Silva  
for self &  
POA for 4,  
5b, 7a & 7b  
for self & POA  
for 6a

Realcon Residency LLP  
  
Authorised Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO. 7b

MR. RYAN FRANCIS FERNANDES

Through her POA holder

MR. DONATUS DORES DA SILVA



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*Fernandes*  
for self & POA  
2, 3 & 5b

*Da Silva*  
for self &  
POA for 4,  
5b, 7a & 7b  
for self & POA  
for 6a

*Da Silva*

Realcon Residency LLP

Authorized Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASER

**REALCON RESIDENCY LLP**

represented by its Director

**MR. VARUN NAGPAL AND**

**MRS. NEELAM NAGPAL**

Through Authorized Signatory

**MRS. NIKEETA VELGUENKAR**



*Handwritten signature of Nikeeta Velguenkar*

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Realcon Residency LLP  
*Velguenkar*  
Authorized Signatory

*N Fernandes*  
for self & 10A  
for 3, 5, 7b  
*N Fernandes*  
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*N Fernandes*  
for self & 10A  
for 1, 5b, 7a  
& 7b  
*N Fernandes*  
for self & 10A  
for 6a

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY I.e

MR. SIDDHARTH ANAND SHIRODKAR



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Nernandes  
for self & POA  
for 2, 3a & 3b

for self &  
POA for 4, 5b  
7a & 7b

Siddharth  
for self & POA  
for 6a

Realcon Residency LLP

Authorised Signatory



SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY 1b

MR. SHRADDHA SIDDHARTH SHIRODKAR



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*Melvandes*  
for self & POA  
for 2, 3 & 5 Bb

*[Signature]*  
for self  
& POA for  
4, 5b, 7 & 7b

*Shiradkar*  
for self & POA  
for 6a

*[Signature]* *Shiradkar*

Realcon Residency LLP  
*[Signature]*  
Authorized Signatory

WITNESSES:-




1. Adv. SAVIO MONTEIRO,  
Major aged 31 years, married,  
Advocate, Indian National,  
Resident of Fetorim Piedade,  
Diwar, Tiswadi Goa.



2. Adv. Alisha Polle,  
Major aged 33 years, married,  
Advocate, Indian National,  
Resident of Canca Bardez Goa.




Nermandes.  
for self's POA  
for 2, 3A & 3B

for self  
POA for  
2, 3A & 3B



for self's POA  
for GA



Realcon Residency LLP

  
Authorized Signatory

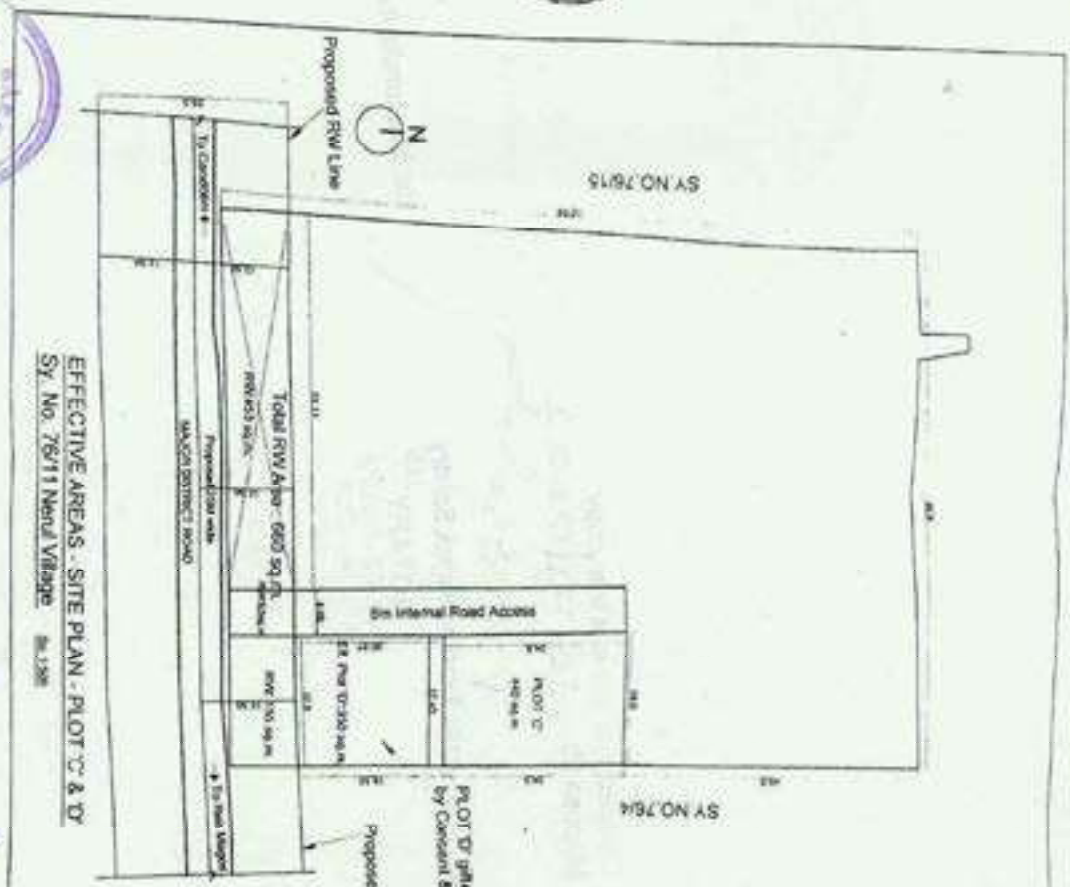


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 Reservations for SSB & TOL  
 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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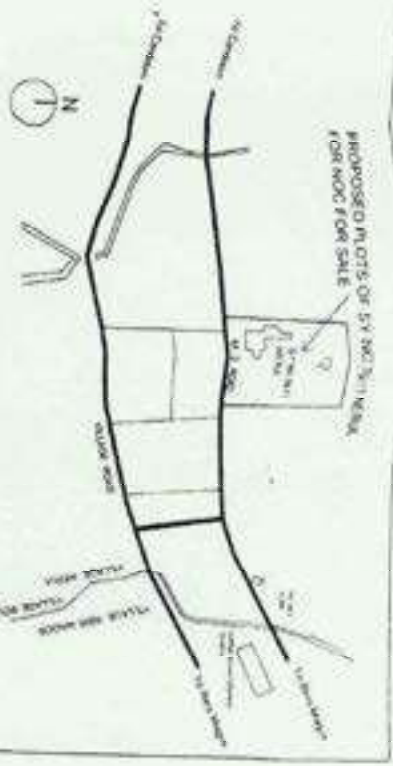
EFFECTIVE AREAS - SITE PLAN - PLOT 'C' & 'D'  
 SY. NO. 7611 NEHAL VILLAGE - 84.1388

PLOT 'D' gifted on mutual understanding by Consultant & Settlement Terms.

**EFFECTIVE AREA STATEMENT OF PLOTS**  
 (excluding road widening areas)

AREA OF SY NO. 7611 NEHAL AS PER FORMULA XIV	6700 SQ. M.
AREA LOST IN NEHAL RIVER	660 SQ. M.
AREA OF PLOT 'C'	440 SQ. M.
EFFECTIVE AREA OF PLOT 'D'	350 SQ. M.
AREA OF INTERNAL 6M ROAD ACCESS	270 SQ. M.
BALANCE AREA OF SY. NO. 7611 NEHAL	4980 SQ. M.

**LOCATION PLAN - Not to Scale**



PROPOSED PLOTS OF SY NO. 7611 NEHAL FOR NOC FOR SALE

**TITLE**  
 PLAN SHOWING THE PROPOSED PLOTS FOR NOC FOR SALE, IN THE PROPERTY BEARING SURVEY NO. 7611 OF NEHAL VILLAGE SITUATED AT NEHAL, BANGALORE, KARNATAKA, INDIA.

**OWNER**  
 PVA HOLDERS

**ARCHITECT**  
 ANCHITECT JYOTI MISHRA  
 CAN. REG. NO. 45880/2017  
 QRA REG. NO. ANR/14/2017

Residency LLP



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 30-Sep-2022 12:38:59 pm

Document Serial Number :- 2022-BRZ-4388

Presented at 12:25:08 pm on 30-Sep-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	2150800
2	Registration Fee	1433850
3	Tatkal appointment fee	10000
4	Mutation Fees	2500
5	Processing Fee	5160
<b>Total</b>		<b>3602310</b>

Stamp Duty Required :2150800/-

Stamp Duty Paid : 2152300/-

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NIKEETA VELGUENKAR ,Father Name:Mr Yeshwant Velguenkar, Age: 31, Marital Status: ,Gender:Female, Occupation: Advocate, Address1 - Mudda wado Saligao Bardez Goa, Address2 - , PAN No.: [REDACTED]			 <i>Real Estate Agency LLP Authorized Signatory</i>

**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NANCY SUSAN DSILVA Alias NANCY SUSAN FERNANDES , Father Name:Late Maurice Silvestre Dsilva, Age: 45, Marital Status: Married ,Gender:Female, Occupation: Service, D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai, PAN No.: [REDACTED]			
2	ROY FERNANDES , Father Name:Micheal Fernandes, Age: 50, Marital Status: Married ,Gender:Male, Occupation: Service, D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai, PAN No.: [REDACTED]			
3	NANCY SUSAN DSILVA Alias NANCY SUSAN FERNANDES , Father Name:Late Maurice Silvestre Dsilva, Age: 45, Marital Status: ,Gender:Female, Occupation: Service, D-104 Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar (West), Mumbai 400068 , PAN No.: [REDACTED] as Power Of Attorney Holder for CARMEN DSILVA Alias Carmen Fernandes Alias Carmen Agnes Julie Fernandes Alias Carmen Agnes Julie Dsilva			

**FORM I & XIV**

100015303167

Date: 11/07/2022

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	76
तालुका		सर्वे नंबर	
Village	Nerul	Sub Div. No.	11
गाव		हिस्सा नंबर	
Name of the Field	Ambea Keni	Tenure	
शेताचे नांव		सत्ता प्रकार	

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

Dry Crop तिरावत	Garden बागायत	Rice हरी	Khajan खाजत	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.61.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.61.50

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
Pot-Kharab पोट खराब		0000.05.50	0000.87.00	

Assessment : आवक्य	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदारचे नांव	Khata No. खाते नंबर	Mutation No. किराकार नं.	Remarks शेरा
1	Domingos Joao Xavier Da Silva alias John DSilva		44972	
2	Carmen Agnes Julie D Silva		44972	
3	Donatus Dores Da Silva		72772	
4	Roy Fernandes		72772	
5	Priya Geneveve Lynette Cardoz alias Priya Da Silva or Priya Donatus Da Silva		72772	
6	Meena Sunil Da Silva alias Meena D Cruz		72772	
7	Maria Helene Da Silva		72772	
8	Ryan Francis Fernandes		72772	
9	Nancy Susan D Silva alias Nancy Susan Fernandes		72772	
10	Kevin Frank D Silva		72772	
11	Charmaine D Silva alias Charmaine Dias		72772	
12	Sunil Fletcher Da Silva		72772	



FORM I & XIV

100015303167

Date : 11/07/2022

नमुना नं १ व १४

Page 2 of 2

Taluka	BARDEZ	Survey No.	76
तालुका		सर्वे नंबर	
Village	Nerul	Sub Div. No.	11
गांव		हिस्सा नंबर	
Name of the Field	Ambea Keni	Tenure	
शेताचे नांव		सत्ता प्रकार	

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

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



Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator वापरण करणा-याचे	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation नसलेला जमीन		Source of Irrigation शिंपराचा प्रति	Remarks शेरा
					Ha.Are.Sc.Mts हे.अर.ची.मी.	Ha.Are.Sc.Mts हे.अर.ची.मी.	Nature प्रकार	Area क्षेत्र		
	Nil									

End of Report

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



The record is computer generated on 11/07/2022 at 3:59:17PM as per Online Reference Number - 100015303167. 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>

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<p><b>NANCY SUSAN DSILVA</b> Alias <b>NANCY SUSAN FERNANDES</b> ,  <b>Father Name:</b>Maurice Silvestre DSilva, <b>Age:</b> 45,  <b>Marital Status:</b> ,<b>Gender:</b>Female,<b>Occupation:</b> Service, D-104  Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar  (West), Mumbai 400068 ,  <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for  <b>CHARMAINE DIAS</b> Alias <b>CHARMAINE JESSICA DIAS</b> Alias  <b>CHARMAINE JESSICA DSILVA</b></p>			
5	<p><b>NANCY SUSAN DSILVA</b> Alias <b>NANCY SUSAN FERNANDES</b> ,  <b>Father Name:</b>Maurice Silvestre DSilva, <b>Age:</b> 45,  <b>Marital Status:</b> ,<b>Gender:</b>Female,<b>Occupation:</b> Service, D-104  Anand Heritage CHSL, Off New Link Road, Kanderpada Dahisar  (West), Mumbai 400068 ,  <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>KEVIN</b>  <b>FRANK IGNATIUS DSILVA</b> Alias <b>KEVIN FRANK DSILVA</b></p>			
6	<p><b>Donatus Dores Da Silva</b> , <b>Father Name:</b>Domingos Joao Xavier  Da Silva Alias <b>John Dsilva</b> Alias <b>Domingos Joao Xavier De Silva</b>  Alias <b>Domingos J Dsilva</b> Alias <b>Domnic John Xavier Da Silva</b> ,  <b>Age:</b> 60,  <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Advocate, B-302,  Dheeraj Godavari, Chincholi Bunder Road, Mumbai,  <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for  <b>DOMINGOS JOAO XAVIER DA SILVA</b> Alias <b>JOHN DSILVA</b> Alias  <b>DOMINGOS JOAO XAVIER DE SILVA</b> Alias <b>DOMINGOS J</b>  <b>DSILVA</b> Alias <b>DOMNIC JOHN XAVIER DA SILVA</b></p>			
7	<p><b>DONATUS DORES DA SILVA</b> , <b>Father Name:</b>Domingos Joao  Xavier Da Silva Alias <b>John Dsilva</b> Alias <b>Domingos Joao Xavier</b>  <b>De Silva</b> Alias <b>Domingos J Dsilva</b> Alias <b>Domnic John Xavier Da</b>  <b>Silva</b> , <b>Age:</b> 60,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Service, o H.  No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim  (West), Mumbai,  <b>PAN No.:</b> [REDACTED]</p>			
8	<p><b>Donatus Dores Da Silva</b> , <b>Father Name:</b>VMr <b>Domingos Joao</b>  Xavier Da Silva Alias <b>John Dsilva</b> Alias <b>Domingos Joao Xavier</b>  <b>De Silva</b> Alias <b>Domingos J Dsilva</b> Alias <b>Domnic John Xavier Da</b>  <b>Silva</b> , <b>Age:</b> 60,  <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Service, H. NO. 52,  Gladys Chambers, First Floor, Lady Jamshedji road, mahim (West),  Mumbai 400016 ,  <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>PRIYA</b>  <b>DONATUS DA SILVA</b> Alias <b>Priya Geneveve Lynette Cardozo</b>  Alias <b>Priya Da Silva</b></p>			
9	<p><b>MEENA SUNIL DA SILVA</b> , <b>Father Name:</b>Inas Kajmil Dcruz, <b>Age:</b>  49,  <b>Marital Status:</b> ,<b>Gender:</b>Female,<b>Occupation:</b> Housewife, B-302  Dheeraj Godavari, Chincholi Bunder Road, Malad (West), Mumbai,  <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>SUNIL</b>  <b>FLETCHER DA SILVA</b></p>			
10	<p><b>MEENA SUNIL DA SILVA</b> , <b>Father Name:</b>Inas Kajmil Dcruz, <b>Age:</b>  46,  <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b> Housewife,  B-302 Dheeraj Godavari, Chincholi Bunder Road, Malad (West),  Mumbai,  <b>PAN No.:</b> [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	Donatus Dores Da Silva , Father Name:Domingos Joao Xavier Da Silva Alias John Dsilva Alias Domingos Joao Xavier De Silva Alias Domingos J Dsilva Alias Domnic John Xavier Da Silva, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016, PAN No.: [REDACTED], as Power Of Attorney Holder for RYAN FRANCIS FERNANDES Alias Ryan Fernandes			
12	Donatus Dores Da Silva , Father Name:Domingos Joao Xavier Da Silva Alias John Dsilva Alias Domingos Joao Xavier De Silva Alias Domingos J Dsilva Alias Domnic John Xavier Da Silva, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, H. No. 52, Gladys Chambers, First Floor, Lady Jamshedji Road, Mahim (West), Mumbai 400016, PAN No.: [REDACTED], as Power Of Attorney Holder for MARIA HELENE FERNANDES Alias Maria Helen Fernandes Alias Maria Helene Da Silva			
13	NIKEETA VELGUENKAR , Father Name:Mr Yeshwant Velguenkar, Age: 31, Marital Status: ,Gender:Female,Occupation: Advocate, Mudda wado Saligao Bardez Goa, PAN No. [REDACTED], as Power Of Attorney Holder for REALCON RESIDENCY LLP Represented By Its Partner VARUN NAGPAL			 Realcon Residency LLP Authorised Signatory
14	SIDDHARTH ANAND SHIRODKAR , Father Name:Anand Shirodkar, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, House no 262-1, Diaswaddo, Nagoa, Bardez Goa, PAN No.: [REDACTED]			
15	SHRADDHA SIDDHARTH SHIRODKAR , Father Name:Late Mohandas Korgoankar, Age: 36, Marital Status: Married ,Gender:Female,Occupation: Business, House no 262-1, Diaswaddo, Nagoa, Bardez Goa, 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: 31, DOB: [REDACTED], Mobile: [REDACTED], , Email: [REDACTED], Occupation: Advocate, Marital status : Married, Address: 403403, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Alisha Polle, Age: 34, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], , Occupation: Advocate, Marital status : Married, Address: 403510, Canca, Bardez, NorthGoa, Goa			

Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2022-BRZ-4388



Document Serial No:-2022-BRZ-4388

Book :- 1 Document

Registration Number :- **BRZ-1-4255-2022**

Date : 30-Sep-2022

*Signature*

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

**SUB-REGISTRAR**

**BARDEZ**

Scanned by Chaitali Pednekar, DEO *Pednekar*



## 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:- 30-Sep-2022 12:40:53

Date of Receipt: 30-Sep-2022

Receipt No : 2022-23/9/2868

Serial No. of the Document : 2022-BRZ-4388

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

Received the following amounts from **NIKEETA VELGUENKAR** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1433850	E-Challan	• Challan Number : 202200754635 • CIN Number : CPACBJWN15	1433850
Tatkal appointment fee	10000	E-Challan	• Challan Number : 202200759618 • CIN Number : CPACBNACJ6	10000
Processing Fee	5160	E-Challan	• Challan Number : 202200754635 • CIN Number : CPACBJWN15	10150
<b>Total Paid</b>	<b>1454000</b> ( Rupees Fourteen Lakhs Fifty Four Thousands only )			

Probable date of issue of Registered Document: / /



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*

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **30-Sep-2022**

Signature of the person receiving the Document

*Nelguenkar*  
Signature of the Presenter

*[Signature]*  
Signature of the Sub-Registrar