

For CREDIT CO-OP BANK LTD

Authorized Signatory

(RUPEES TEN LAKHS ONLY)

Citizen Credit co-operative Bank Ltd.

Mapusa Branch

Shop No. 6 - 1, Ground Floor Block D - 1,

Beshan Hames,

Mapusa, Goa - 403 567

D - 1 / STPV / C.R. / 25 / 1 / 2012 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

10000

Rs. 1000000

365430

GOA

NON JUDICIAL

23. 4. 2021

GOA

OneZero**Zero**Zero**Zero**Zero**Zero**

9978 6434403

Name of Purchaser OLALIAN ESTATE PRIVATE LIMITED



2021 - BR2 - 1858

27/04/2021

DEED OF SALE

OLALIAN ESTATE PVT LTD

[Signature]

Authorized Signatory

Noreen Fernandes

[Signature]

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For CITIZEN CREDIT
CO-OP BANK LTD.
Authorized Signatory

(RUPEES EIGHT LAKHS ONLY)

Citizencredit co-operative Bank Ltd.

Mapusa Branch 2

Shop No G - 1, Ground Floor, Block D - 1,

Borshan Towers,

Mapusa, Goa - 401 507

D-5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



भारत गणराज्य

INDIA

STAMP DUTY

60000

Rs. 0800000 23.4.2021

365430

Zero*Eight*Zero*Zero*Zero*Zero*Zero*

GOA

NON JUDICIAL

GOA

9979 7242322

Name of Purchaser DLALIAN ESTATE PRIVATE LIMITED



DEED OF SALE

This Deed of Sale is made and executed at Mapusa - Goa, on this **26th** day of the month of **April**, of the year Two Thousand and Twenty One. (26/4/2021)

DLALIAN ESTATE PVT LTD

[Signature]

Authorized Signatory

Noreen Fernandes

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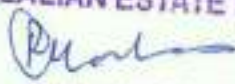
BETWEEN

1a) MRS. NOREEN FERNANDES alias Noreen Joseph Fernandes, d/o Late Luciano D'Souza, 67 years of age, married, housewife, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and her husband;

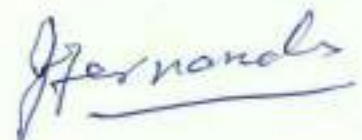
1b) MR. JOSEPH FERNANDES alias Fernandes Joseph, s/o Leao Luis Fernandes, 72 years of age, married, Indian National, Having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED], both R/o A-23 Luis Apartment, College Lane Road No 86, Opp. Portuguese Church Dadar, West Bhawani Shankar S O Mumbai Maharashtra 400028 and presently residing at H.No 199, Assagao, Bardez-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

OLALIAN ESTATE PVT LTD



Authorized Signatory

Noreen Fernandes











OLALIAN ESTATE PRIVATE LIMITED, a company incorporated under the companies act, CIN NO. U45309GA2017PTC013279, having pan no. [REDACTED] and their registration office at H.No 325, Khalap Waddo, Canca, Bardez, Goa North-Goa GA 403510 represented herein by its Managing Director **MR. AKSHAY CHAUDHRY**, son of Late Ajay Chaudhry, 37 years of age, married, Holder of PAN Card no. [REDACTED] Indian National, r/o E 47, Sector 39, Near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310, 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) vide Board of Directors resolution dated 16/4/2021, represented herein through duly constituted Power of Attorney Holder **MR. RALPH MASCARENHAS**, son of Mr. Melwyn Mascarenhas, 30 years of age, Indian National, Service, Unmarried, Holder of PAN Card no. [REDACTED] and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 22/04/2021, duly notarized before the Notary Public

OLALIAN ESTATE PVT LTD

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Authorized Signatory

Noreen Fernandes

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Sanjayda Kato

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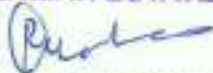
Adv. Rupa A. Dublay, bearing Registration No. 525/2021 at Panaji, Goa, of the **SECOND PART.**

AND

1. **MRS. RITA MENDONCA** alias Rita Basilia Mendonga alias Rita Basilia Mendonca, wife of late Mildred Patrick Mendonca alias Patrick Mendonca, aged 73 years, widow, Housewife, Canadian National, having PAN Card No. [REDACTED], and OCI no.A1684438, represented herein by their duly constituted power attorney their relative **MR. MARIO AGNELO PETER LOBO**, son of late Eusebio Lobo, married, 65 years of age, Indian National, residing at A 8 Sea Breeze, 81 Mori Road Mahim, Maharashtra 400016 vide power of attorney dated 19/06/2018 which executed and verified by Indian Consulate at Toronto having ref.4724 dated 22-06-2018 and thereafter adjudicated for stamp duty before the additional collector of north Goa, and;

2. **MR. RICHARD JOHN MENDONCA** alias Richard Mendonca, son of late Mildred Patrick Mendonca alias Patrick Mendonca, aged 35 years, Bachelor, service, Canadian National, having PAN Card No. [REDACTED]

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Noreen Fernandes




Eusebio Lobo





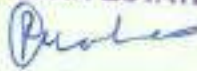
and OCI No. A2292565, both resident of 91-140, Ling Road, Scarborough, Ontario, M1E4V9 Canada, both represented herein by their duly constituted power attorney their relative **MR. MARIO AGNELO PETER LOBO**, son of late Eusebio Lobo, married, 65 years of age, Indian National, residing at A 8 Sea Breeze, 81 Mori Road Mahim, Maharashtra 400016 vide power of attorney dated 19/06/2018 which executed and verified by Indian Consulate at Toronto having ref.4724 dated 22-06-2018 and thereafter adjudicated for stamp duty before the additional collector of north Goa.



3a) **MR. MARIO AGNELO PETER LOBO** alias Mario Peter Lobo, son of late Eusebio Lobo, married, 65 years of age, Indian National, Aadhar No. [REDACTED] PAN No. [REDACTED] and his wife;

3b) **MRS. ESMERALDA MARIA LOBO**, W/o Mario Agnelo Peter Lobo alias Mario Peter Lobo, 63 years of age, married, Indian National, Having Pan Card bearing no. [REDACTED] and Aadhar Card bearing no. [REDACTED] and both R/o residing at A 8 Sea Breeze, 81 Mori Road Mahim, Maharashtra 400016.

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Noreen Fernandes 









4a) MR. MAYUR MURARI SAIL alias Mayur M Sail, s/o Murari Appa Sail, 49 years of age, married, Indian National, Having Pan Card bearing no. [REDACTED] and Aadhar Card bearing no [REDACTED], R/o H.No. 174/3 Slope Velvaddo, Cortalim, Mormugao Goa 403803 and his wife;

4b) MRS. NAMITA MAYUR SAIL, w/o Mr. Mayur Murari Sail alias Mayur M Sail, 34 years of age, married, Indian National, Having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and R/o Flat No 343-3C, Susheela Sea Winds, Alto Vaddem, Vasco da Gama, Vaddem Mormugao South-Goa, represented herein through duly constituted Power of Attorney Holder by her husband **MR. MAYUR MURARI SAIL** alias Mayur M Sail, s/o Murari Appa Sail, 49 years of age, married, Indian National, Having Pan Card bearing no. [REDACTED] and Aadhar Card bearing no [REDACTED] R/o H.No. 174/3 Slope Velvaddo, Cortalim, Mormugao Goa 403803, vide Power of Attorney dated 14/04/2021, duly notarized before the Notary Public Adv. Rajendrakumar L Waghmare, bearing Registration No. 525/2252 at Navi Mumbai, Maharashtra, hereinafter referred to as the **"CONFIRMING PARTIES"** (which expression shall, unless it be repugnant to the



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Noreen Fernandes

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context or meaning thereof, mean and include his heirs, successors, legal representatives, administrators, executors and permitted assigns) of the **THIRD PART**.

AND WHEREAS there exist a Property known as "MAZALWADA" alias "GORCHEMBATULEM" admeasuring an area 3100 square meters situated at Assagao within which there exist a house in ruins within the jurisdiction and Village Panchayat of Assgao, Taluka, Sub District of Bardez North Goa District and State of Goa and presently surveyed under survey no 121/6, Cadastral (old) Survey No 1210 of Village Assagao, found described in the Land Registration of Bardez under Description No. 40700 at Page 123 of Book B-104 which is enrolled in the Taluka Revenue Office of Bardez under Matriz No 441 of the first Circumscription, hereinafter referred to as the "**SAID PROPERTY**" more particularly described in the Schedule I hereinafter.

AND WHEREAS the said property originally belonged to Caetano Jose de Souza.

AND WHEREAS the said property came to be sold in public auction and was taken in auction by Maria Thometilda

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Noreen Fernandes

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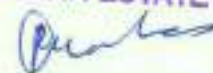
Castelino on 15/01/1960 in the Civil Court Judicial Division of Bardez filed by the State Representative against Caetano José de Souza alias C. J Puff in execution proceedings for recovery of cost.

AND WHEREAS pursuant to said auction dated 15/1/1960 the name of Maria Thometilda Castelino stand inscribed in her favor under Inscription of transfer no 40017 at folio 108 of Book G 43, of the Land Registration Records of the then Judicial Division of Bardez.

AND WHEREAS thereafter the said Maria Thometilda Castelino vide Deed of Gift with Acceptance dated 31/08/1963 transfers unto Romualdo de Souza her entire right, title, command and possession that she had to the said property with reservation of the lifetime usufruct for herself and without prejudice to the usufruct that is reserved by the said Deed of Gift with Acceptance dated 31/08/1963 which came to be drawn up in the Book No 641 at pages 58 to 59 reverse of the Notorial office of Bardez at Mapusa.

AND WHEREAS pursuant to said Deed of Gift with Acceptance dated 31/08/1963 the name of Romualdo de Souza


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Noreen Fernandes




Romualdo de Souza


stand inscribed in his favor under Inscription of transfer no 41171 at folio 116 of Book G 44, of the Land Registration Records of the then Judicial Division of Bardez.

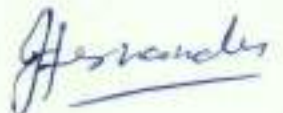
AND WHEREAS the said Deed of Gift with Acceptance dated 31/08/1963 came to be revoked by Maria Thometilda Castelino by reverting the said property from Romualdo de Souza in favor of herself i.e Maria Thometilda Castelino vide Deed of Revocation of Gift dated 14/10/1964 which came to be drawn in the office Notary Book of Deeds bearing no 662 at pages 58V to 60 of the Notorial Office of Bardez.

AND WHEREAS thereafter the said Maria Thometilda Castelino gifts the said property to Fr. Januario Ludovico de Souza without prejudice to the usufruct that is reserved to herself and the entire ownership, title, command, and possession that she had to the said property is gifted to Fr. Januario Ludovico de Souza vide Deed of Gift dated 14/01/1967 which came to be registered in the office of the Civil Registrar Cum Sub Registrar of Bardez at Mapusa under no. 784 of Book No I Volume no 15 at pages 120 to 122 dated 13/03/1967.

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Noreen Fernandes











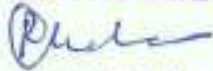
AND WHEREAS pursuant to the aforesaid Gift Deed dated 14/01/1967, the said Fr. Januario Ludovico de Souza became the absolute owner in possession of the Said Property.

AND WHEREAS said Fr. Januario Ludovico de Souza expired as a bachelor on 15/11/2015 at Vinodhagan Memorial Hospital Trichy Road, Thanjavur Tamil Nadu but left behind a Will dated 25/07/1987 in favor of his niece Mrs. Noreen Fernandes with respect to the Said property.

AND WHEREAS thereafter an Inventory Proceeding came to be initiated by Mrs. Noreen Fernandes on the death of Maria Thometilda Castelino and Fr. Januario Ludovico de Souza which came to be registered under Inventory Proceeding bearing no 179/2016/F before the Civil Court Junior Division at Mapusa.

AND WHEREAS the said Maria Thometilda Castelino who was married to Mr. Lawrence Caetano D'Souza both expired leaving behind their sole and universal heirs the following children namely;

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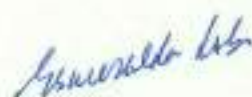

Authorized Signatory

Noreen Fernandes











- a) Mr. Luciano Marshall D'Souza alias Luciano Marcal de Souza married to Eutiga Regina Clodulfa de Saldanha alias Eutiga Regina Dsouza.
- b) Mr. Romualdo D'Souza who was married to Mrs. Antonette D'Souza.
- c) Fr. Januario Ludovico de Souza who was unmarried.

AND WHEREAS the said Luciano Marshall D'Souza alias Luciano Marcal de Souza and his wife Eutiga Regina Clodulfa de Saldanha alias Eutiga Regina Dsouza both expired leaving behind their sole and universal legal heirs:

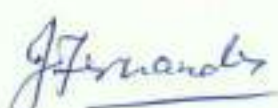
- Mrs. Noreen Fernandes married to Mr. Joseph Fernandes

AND WHEREAS the said Mr. Romualdo D'Souza who was married to Mrs. Antonette D'Souza both expired without any issues.

AND WHEREAS the said Fr. Januario Ludovico de Souza expired as a bachelor on 15/11/2015 leaving behind a will dated 25/7/1987 in favour of Mrs. Noreen Fernandes with respect to the Said property.

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Noreen Fernandes 





Romualdo de Souza

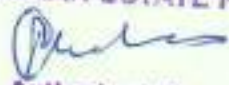


AND WHEREAS the inventory proceeding bearing no 179/2016/F confirms that Mrs. Noreen Fernandes and her husband Mr. Joseph Fernandes are the only legal heirs of Maria Thometilda Castelino and Fr. Januario Ludovico de Souza and therefore the said Mrs. Noreen Fernandes and her husband Mr. Joseph Fernandes are exclusive owners of the SAID PROPERTY.

AND WHEREAS the name of late Mildred Patrick Mendonca is erroneously recorded in the occupant column in the form I and XIV of the said property and the said Confirming Party Nos.1 is the wife and Confirming Party No.2 is the son and Confirming Party No.3 (a) is the uncle of late Mildred Patrick Mendonca and Confirming Party No.3 (b) is the wife of the Confirming Party No.3 (a) and a necessary party to this deed.

AND WHEREAS it has now been ascertained by the parties hereto that the name of Mildred Patrick Mendonca is erroneously recorded in the occupant column in the form I and XIV of the said property and the said Confirming Party Nos.1 and 2 are parties hereto being the legal heirs of the said Mildred Patrick Mendonca.

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Noreen Fernandes 







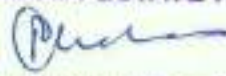


AND WHEREAS the said Confirming Party No.1, 2, 3(a) and 3(b) admits that the said entry in the occupant column in the form I and XIV of the said property is an erroneous entry and hereby confirm that they have no rights, title and interest to the said property.

AND WHEREAS the said Confirming Party No.1, 2, 3(a) and 3(b), at the request of the Vendors, had deliberations with the Vendors and after amicably verifying various documents of each other relating to the SAID PROPERTY, the said Confirming Party No.1, 2, 3(a) and 3(b) have given up all claims with respect to the said property and admits that the said entry in the occupant column in the form I and XIV of the said property is an erroneous entry and now therefore, hereby confirm that they have no rights, title and interest to the said property and do hereby give their no objection for deletion of the name of Mildred Patrick Mendonca, from the form I and XIV of the said property.

AND WHEREAS the VENDORS and the CONFIRMING PARTIES No.4a and 4b have entered into an agreement whereby the said CONFIRMING PARTIES No.4a and 4b had agreed to purchase the SAID PROPERTY from the VENDORS.

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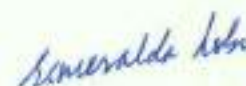

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Noreen Fernandes









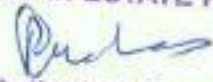



AND WHEREAS the CONFIRMING PARTIES No.4a and 4b are unable to complete the sale transaction with respect to the purchase of the SAID PROPERTY and hence the said VENDORS and the CONFIRMING PARTY No.4a and 4b have agreed to transfer, assign and sell the SAID PROPERTY to the PURCHASER.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 3100 Square Meters, situated at Assagao Village, and which is described under **SCHEDULE - I** hereunder written.

AND WHEREAS the above named VENDORS 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 including Confirming Parties herein.

OLALIAN ESTATE PVT LTD


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Noreen Fernandes 









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 PROPERTY".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

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".

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

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 PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

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

GLALIAN ESTATE PVT LTD

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Noreen Fernandes

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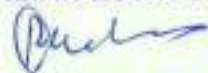
That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS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

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.

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.

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 Parties No.4a and 4b herein which stands cancelled upon execution of this Deed of Sale and the Confirming Parties No.4a and 4b have consented to the cancellation of the M.O.U executed by the Confirming

GLALIAN ESTATE PVT LTD



Authorized Signatory

Noreen Fernandes *Noreen Fernandes*




Ismeraldo Lobo



Party No.4a 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 PROPERTY".

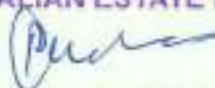
That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".


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 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 PROPERTY" to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER

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Noreen Fernandes 










herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under SCHEDULE - I hereunder written, to the PURCHASER.

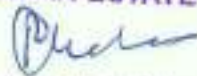


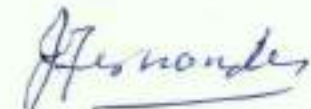
AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of Rs.4,00,00,000/- (Rupees Four Crores Only), which is its fair market value.

AND WHEREAS now the VENDORS have 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 name of the late Mildred Patrick Mendonca is erroneously recorded in the occupants column of form I and XIV of the Said Property and Confirming Parties No.1,2, 3a and 3b are sole heirs of late Mildred Patrick Mendonca which is

GLALIAN ESTATE PVT LTD


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Noreen Fernandes 









confirmed in the inventory proceedings No.471/2018/B. The Confirming Parties No.1,2, 3a and 3b confirm that the Vendors are the exclusive owners in possession of the Said Property and that the name of Mildred Patrick Mendonca has been recorded erroneously in the occupants column of form I and XIV of the Said Property and they hereby give their no objection to the deletion of the name therefrom as they have no right, title and interest in the Said Property nor they are in possession of the same.

AND WHEREAS the Confirming Parties No.4a had entered into a M.O.U with the Vendors and now the Confirming Parties 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:

NOW THIS DEED OF SALE WITNESSETH AS

UNDER:-


1. That in consideration of payment of **Rs. 4,00,00,000/-**

(Rupees Four Crores Thirty Lakhs Only) which

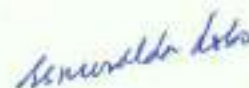
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Noreen Fernandes 

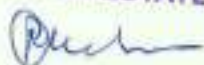






amount after deduction of TDS @ 1% equivalent to **Rs. 4,00,000/- (Rupees Four Lakhs Only)** works out to **Rs. 3,96,00,000/- (Rupees Three Crore Ninety Six Lakhs Thousand Only)**, is paid by the PURCHASER in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS 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 PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY 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 into or upon 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

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Authorized Signatory

Noreen Fernandes 





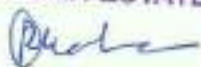




with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law

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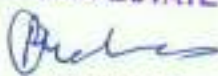
Noreen Fernandes 

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in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

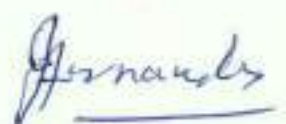
3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY mentioned in Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS to the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and

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Authorized Signatory



Norcen Fernandez 







papers at the request of PURCHASER for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS and CONFIRMING PARTIES No. 4a and 4b hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of 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 VENDOR do hereby assure the PURCHASER that 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 PROPERTY

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Noreen Fernandes

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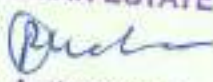
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hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS and CONFIRMING PARTIES or from any person claiming through or under them.

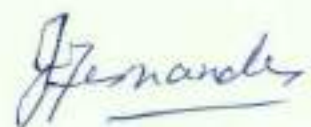
8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

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 PARTIES 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.

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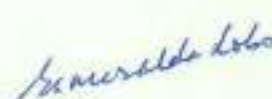

Authorized Signatory

Noreen Fernandes











10. The Confirming Parties have no objection to delete the name of late Mildred Patrick Mendonca who expired on 27-04-1996, late husband of the Confirming Party No.1, father of Confirming Party No.2 and uncle of the Confirming Party No.3a from the occupants column of form I and XIV of the Said Property as the said late Mildred Patrick Mendonca expired leaving behind the Confirming Parties No.1 as his widow and the Confirming Party No.2 as his only and sole surviving heir to his estate.

11. The Confirming Parties No.1, 2, 3a and 3b acknowledge, in view of what is stated in the recitals above, that they have no right, title and interest in the Said Property. The Confirming Parties No.1, 2, 3a and 3b shall further execute all documents so required to further confirm that the Said Property did not belong to the estate of late Mildred Patrick Mendonca and or late Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca or any of their ancestors.

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Authorized Signatory

Noreen Fernandes 









12. That the Confirming Parties No.4a and 4b 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 Property. The Confirming Parties No.4a and 4b shall further execute all documents so required to further confirm the cancellation of the M.O.U.

13. The VENDORS and CONFIRMING PARTIES and the PURCHASER hereby declare that 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.

14. 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.

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Noreen Fernandes 





Santhosh Kumar



15. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 18,00,000/- (Rupees Eighteen Lakhs Only)** has been affixed herewith.



SCHEDULE I

All that Property known as "MAZALWADA" alias "GORCHEMBATULEM" admeasuring an area 3100 square meters situated at Assagao within which there exist a house in ruins within the jurisdiction and Village Panchayat of Assgao, Taluka, Sub District of Bardez North Goa District and State of Goa and presently surveyed under survey no 121/6, Cadastral (old) Survey No 1210 of Village Assagao, found described in the Land Registration of Bardez under Description No 40700 at Page 123 of Book B-104 and found enrolled in the Taluka Revenue Office of Bardez under Matriz No 441 of the first Circumscription of Assagao and bounded as under:

East: By property bearing survey no 121/8 and 7 of Village Assagao.

West: By property bearing survey no 121/5-A of Village Assagao.

North: By Public Road of Village Assagao.

GLALIAN ESTATE PVT LTD

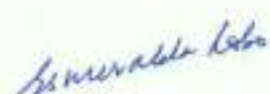

Authorized Signatory

Noreen Fernandes











South: By Public Road of Village Assagao.

SCHEDULE II

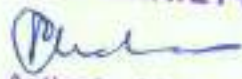
(CONSIDERATION)

Rs. 4,00,00,000/- (Rupees Four Crores Only)

Total Payable to VENDORS	Rs. 4,00,00,000/-
Net Paid on execution of this Deed for Sale after deducting TDS	RS.3,96,00,000/-
<u>AMOUNT PAID TO THE VENDORS IN FOLLOWING MANNER:</u>	
1. Payable to VENDORS No1	Rs.2,00,00,000/-
Less TDS deducted @ 1%	Rs.2,00,000/-
PAID TO VENDOR 1 vide Demand Draft	RS.1,98,00,000/-
2. Payable to VENDORS No.2	Rs.2,00,00,000/-
Less TDS deducted @ 1%	Rs.2,00,000/-
PAID TO VENDOR 2 vide Demand Draft	RS.1,98,00,000/-

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this 26th day of April 2021 at Mapusa.

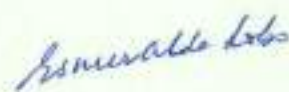
GLALIAN ESTATE PVT LTD


Authorized Signatory

Noreen Fernandes 









Noreen Fernandes



Noreen Fernandes

SIGNED AND DELIVERED by the
 within named VENDORS 1(a)
MRS. NOREEN FERNANDES

1 _____

1 _____

2 _____

2 _____

3 _____

3 _____

4 _____

4 _____

5 _____

5 _____

GLALIAN ESTATE PVT LTD

[Signature]
 Authorized Signatory

Noreen Fernandes

[Signature]
 Noreen Fernandes

[Signature]
 Noreen Fernandes

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 Noreen Fernandes

[Signature]
 Noreen Fernandes

[Signature]
 Noreen Fernandes



SIGNED AND DELIVERED by the
with a named VENDOR 1(b)
MR. JOSEPH FERNANDES

Handwritten signature of Mr. Joseph Fernandes



1 _____



1 _____



2 _____



2 _____



3 _____



3 _____



4 _____



4 _____



5 _____



5 _____

GLALIAN ESTATE PVT LTD

Handwritten signature of Noreen Fernandes

Authorized Signatory

Noreen Fernandes

Handwritten signature of Noreen Fernandes

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GLALIAN ESTATE PVT LTD

Authorized Signatory

SIGNED AND DELIVERED by the within named
 Purchaser **OLALIAN ESTATE PRIVATE LIMITED**
 Represented by its Director Mr. Akshay Chaudhry
 through his POA holder
Mr. Ralph Mascarenhas



1 _____



1 _____



2 _____



2 _____



3 _____



3 _____



4 _____



4 _____



5 _____



5 _____

GLALIAN ESTATE PVT LTD

Authorized Signatory

Noreen Fernandes

**SIGNED AND DELIVERED**

by the within named Confirming Party 1

MRS. RITA MENDONCA &

Confirming Party 2

MR. RICHARD JOHN MENDONCA

both represented by their cousin

MR. MARIO AGNELO PETER LOBO

1 _____

1 _____

2 _____

2 _____

3 _____

3 _____

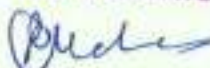
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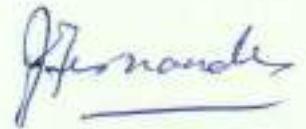
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GLALIAN ESTATE PVT LTD


 Authorized Signatory

Noreen Fernandes





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SIGNED AND DELIVERED by the
within named Confirming Party 3(a)
MR. MARIO AGNELO PETER LOBO



1 _____



1 _____



2 _____



2 _____



3 _____



3 _____



4 _____



4 _____



5 _____



5 _____

GLALIAN ESTATE PVT LTD

Noreen Fernandes
Authorized Signatory

Noreen Fernandes *Noreen Fernandes*

hnd

hnd

Mario Agnelo Peter Lobo
April



Esmeralda Lobo

Esmeralda Lobo

SIGNED AND DELIVERED by the
within named Confirming Party 3(b)
MRS. ESMERALDA MARIA LOBO

1  _____

1  _____

2  _____

2  _____

3  _____

3  _____

4  _____

4  _____

5  _____

5  _____

GLALIAN ESTATE PVT LTD

[Signature]

Authorized Signatory

Noreen Fernandes *N Fernandes*

[Signature]

[Signature]

Esmeralda Lobo

[Signature]



SIGNED AND DELIVERED by the
 within named Confirming Party 4(a)
MR. MAYUR MURARI SAIL for Self and
 Confirming Party 4(b)
MRS. NAMITA MAYUR SAIL
 represented by **MR. MAYUR MURARI SAIL**

1 

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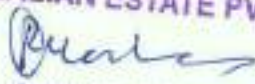
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4 

5 

5 

GLALIAN ESTATE PVT LTD


 Authorized Signatory


Noreen Fernandez 







WITNESSES:

1. Name : Ramnath Naik
 Father's Name : Suryakant Naik
 Age : 26
 Residential Add. : Balbot Bastorg
 Signature : 

2. Name : Sano Monteiro
 Father's Name : Fausto Monteiro
 Age : 30
 Residential Add. : Divar - Goa
 Signature : 

GLALIA PVT LTD


 Noreen Fernandes

Noreen Fernandes 





Responsible date





38

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 121/ 5,5-A & 6
Scale : 1:1000

Inward No: 2435

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.

4 5 5-A 6 8 7

SURVEY No. 121

GLALIAN ESTATE PVT LTD

Authorized Signatory

Noreen Fernandes

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 12-03-2019

Compared By:

Handwritten signatures and stamps are present throughout the form, including a purple stamp on the left and a circular stamp on the right.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Apr-2021 11:14:52 am

Document Serial Number :- 2021-BRZ-1858

Presented at 11:05:21 am on 27-Apr-2021 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	1800000
2	Registration Fee	1400000
3	Mutation Fees	2500
4	Processing Fee	1570
Total		3204070

Stamp Duty Required :1800000/-



















Stamp Duty Paid : 1800000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas , Father Name:Melwyn Mascarenhas, Age: 30, Marital Status: , Gender:Male, Occupation: Advocate, Address1 - H No 4 252 PO rba Vaddo Calangute Bardez Goa, Address2: PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Noreen Femandes Alias Noreen Joseph Femandes , Father Name:Lusiano DSouza, Age: 67, Marital Status: Married , Gender:Female, Occupation: Housewife, A 23 Luis Apartment College Lane Road No 86 Opp Portuguese Church Dadar West Bhawani Shankar S O Mumbai Maharashtra 400028 PAN No.: [REDACTED]			
2	Joseph Fernandes Alias Femandes Joseph , Father Name:Leao Luis Fernandes, Age: 72, Marital Status: Married , Gender:Male, Occupation: Other, A 23 Luis Apartment College Lane Road No 86 Opp Portuguese Church Dadar West Bhawani Shankar S O Mumbai MAharashtra 400028 PAN No.: [REDACTED]			
3	Mayur Murari Sail , Father Name:Murari Appa Sail, Age: 39, Marital Status: Married , Gender:Male, Occupation: Business, 174 3 Slope Velvaddo Cortella Mormugao South Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Esmeralda Maria Lobo , Father Name:Anthony Xavier Dsouza, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, A 8 Sea Breeze 81 Mori Road Mahim Mumbai Maharashtra, PAN No.: [REDACTED]			
5	Mario Peter Lobo Alias Mario Agnelo Peter Lobo , Father Name:Eusebio Lobo, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Other, A 8 Sea Breeze 81 Mori Road Mahim Mumbai Maharashtra, PAN No.: [REDACTED]			
6	Mario Agnelo Peter Lobo Alias Mario Peter Lobo , Father Name:Eusebio Lobo, Age: 65, Marital Status: ,Gender:Male,Occupation: Other, A 8 Sea Breeze 81 Mori Road Mahim Mumbai Maharashtra , PAN No.: [REDACTED] , as Power Of Attorney Holder for Richard John Mendonca Alias Richard Mendonca			
7	Ralph Mascarenhas , Father Name:Melwyn Mascarenhas, Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, H No 4 252 POcha Vaddo Calangute Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Akshay Chaudhry			
8	Ralph Mascarenhas , Father Name:Melwyn Mascarenhas, Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, H No 4 252 POcha Vaddo Calangute Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Olallan Estate Private Limited By Its Director Akshay Chaudhry			
9	Mayur Murari Sail Alias Mayur M Sail , Father Name:Murari Appa Sail, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, H no 174 3 Slop Vaddo Cortalim Mormugao Goa 403803, PAN No.: [REDACTED] , as Power Of Attorney Holder for Namita Mayur Sail			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 30, DOB: , Mobile: 9823195247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, H No 425/1/6 Near Central Bank Fetorim P O Piedade Tiswadi, H No 425/1/6 Near Central Bank Fetorim P O Piedade Tiswadi, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Ramnath S Naik, Age: 24, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, 23 A Balbot Bastora Mapusa Goa, 23 A Balbot Bastora Mapusa Goa, Bastora, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-1858

Book :- 1 Document
Registration Number :- **BRZ-1-1793-2021**
Date : 27-Apr-2021



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

**SUB-REGISTRAR
BARDEZ**

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 27-Apr-2021 11:15:22

Date of Receipt: 27-Apr-2021

Receipt No : 2021-22/9/365

Serial No. of the Document : 2021-BRZ-1858

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

Received the following amounts from **Ralph Mascarenhas** for Registration of above Document in Book-1 for the year 2021

Registration Fee	1400000	E-Challan	• Challan Number : 202100383920 • CIN Number : CPAAUAIGX6	1400000
Processing Fee	1570	E-Challan	• Challan Number : 202100383920 • CIN Number : CPAAUAIGX6	2000
Total Paid	1402000 (Rupees Fourteen Lakhs Two Thousand 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

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 **27-Apr-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar