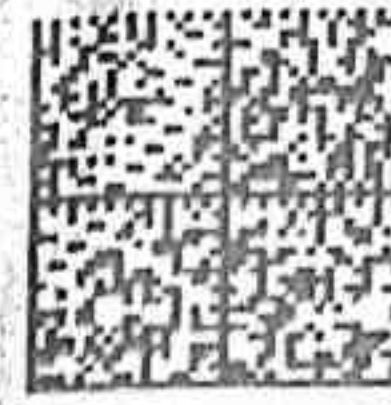


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Sold To/Issued To:
Estate One O Eight
For Whom/ID Proof:
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For **CITIZEN CREDIT**
CO-OP. BANK LTD
MAPUSA BRANCH

Manager / Authorised Signatory



2024-BRZ-4439
19/08/2024

DEED OF SALE

This Deed of Sale is executed at Mapusa Bardez Goa on this 19th
day of August 2024.

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)



BY AND BETWEEN

1) **MRS. TERESA MANUEL PEREIRA alias TERESA M. PEREIRA**
alias THERESA PEREIRA, wife of late Mr. Manuel Thomas Pereira, 86
 years of age, Indian National, housewife, holder of Aadhar Card bearing no. _____
 and PAN Card bearing no. _____, Resident of 1/4
 , Dhuru Nagar, St. Anthony Street, Vakola, Santacruz (East) Mumbai,
 Maharashtra, Pin Code 400055 do hereby represented by her son **MR.**
GERALD PEREIRA alias GERALDIGNATIUS PEREIRA, Son of late
 Mr. Manuel Thomas Pereira, 61 of age, Indian National, retired, holder of
 Aadhar Card bearing no. _____ and PAN Card bearing no. _____

and resident of 1/4 , Dhuru Nagar, St. Anthony Street,
 Vakola, Santacruz (East) Mumbai, Maharashtra vide Power of Attorney
 dated 10/08/2024, duly executed before Notary S. P. Dubey, bearing
 registration no. 4590/2024 at Mumbai, Maharashtra.

2) **MR. PAUL HOLMES**, Son of late Mr. Alex Holmes, 55 years of age,
 Indian National, unemployed, holder of Aadhar Card bearing no. _____

PAN Card bearing no. _____ Mand resident of D/6,
 Kadam Chawl Panchashil Nagar, Manvelpada Road, Near Vasela Hospital,
 Mohak Chambers, Virar (East), Vasai, Maharashtra,

3) **MR. MARC E. HOLMES alias MR. SHERLOCK HOLMES**, Son of
 Mr. Paul Holmes, 27 years of age, Indian National, holder of Aadhar Card
 bearing no. _____, PAN Card bearing no. _____ and
 resident of Rizvi Apartments, 10 Souza Road, Lalbagh, Lucknow, Uttar

GG Pereira

Manoel Holmes

[Signature]

For ESTATE ONE EIGHT INFRA LLP
 (Authorized Signatory)

Pradesh, 226001, hereinafter referred to as the '**VENDORS**' (which expression shall include their heirs, successors, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

ESTATE ONE O EIGHT INFRA LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. , having PAN card bearing no. and having their registered office at 138, 139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police station, South-West Delhi - 110074, represented herein by its Partner **MR. ARJUN JULKA**, s/o Ashok Julka, 40 years of age, married, Indian National, businessman, having Aadhar Card bearing no :

and R/o 41A Club Drive Road, M.G Road, Ghitorni, Mehrauli, South-Delhi, Delhi vide Board Resolution dated 17th August, 2024, bearing no. 566, hereinafter referred to as the '**PURCHASER**' (which expression shall include its heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART**.

AND WHEREAS there exist an Immovable property known as "**ANGORBATA**" alias "**VANGORBATTA**" admeasuring an area of 1850 sq. mts. situated at Cunchelim, Mapusa, Bardez, North -Goa, which is found to be described in the Land Registration office of Bardez under number 1726 at page 156 of Book B5 (new), found recorded in the old Cadastral survey records under No. 626 and for the sake of brevity which is more particularly described in Schedule I herewith referred as the **SAID**

gg Pereira

Mr. F. Holm

[Signature]

For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)

PROPERTY.

AND WHEREAS, the **SAID PROPERTY** was acquired by the ancestors of the **VENDORS** i.e Mrs. Anna Maria de Souza and her husband Mr. Diogo Simao Pinto, who purchased the **SAID PROPERTY** vide Deed of Purchase dated 28th January of the year 1882, which came to be registered at Page 11V of book No. 74 of the Noting of Notary Gustavo Adolpho de Frias and accordingly which further came to be inscribed in the name of the said Mr. Diogo Simao Pinto and his wife Mrs. Anna Maria de Souza under no. 802 at pages 182 of Book G-2.

AND WHEREAS upon the death of her husband Mr. Diogo Simao Pinto, the **SAID PROPERTY** came to be gifted by the said Anna Maria de Souza, in favour of their only Daughter Mrs. Angelina De Souza alias Mrs. Santana Sebastiana Pinto alias Santana Sebastiana A. De Souza Pinto Alias Angelina De Souza Pinto Homem vide Deed of Gift dated 14th February, 1939, which came to be recorded in the Notarial books of Notary Jose Joaquim Filipe Pinto De Menezes under Book bearing no. 449 at folio 53V.

AND WHEREAS the **SAID PROPERTY** was recorded in the old cadastral records of Cunchelim under no. 626 in the names of the said Mrs. Anna Maria de Souza, widow of Mr. Diogo Simao Pinto and her daughter Mrs. Angelina De Souza alias Mrs. Santana Sebastiana Pinto alias Santana Sebastiana A. De Souza Pinto Alias Angelina De Souza Pinto.

Gg Pereira

NOTARY PUBLIC

Mark R. Holmes

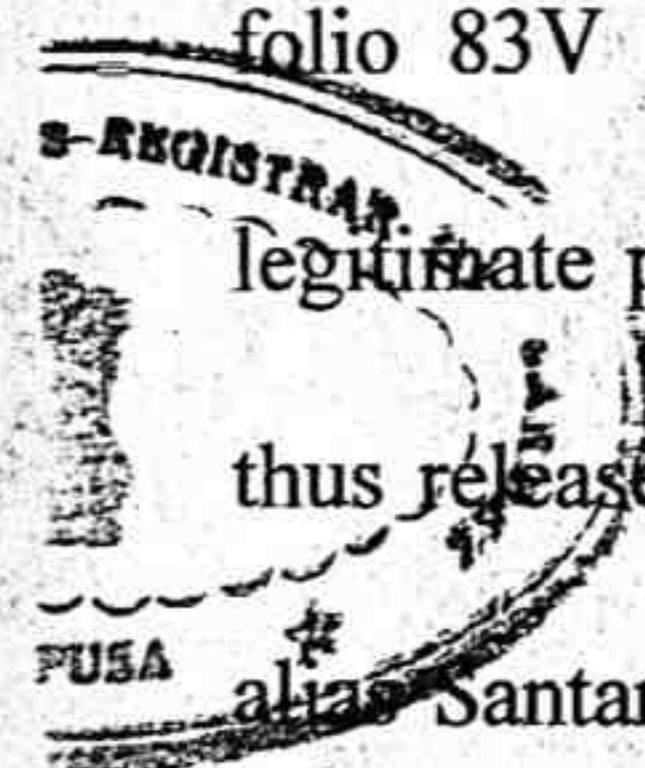
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For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)

AND WHEREAS the said Mrs. Angelina De Souza alias Santana Sebastiana Pinto alias Santana Sebastiana A. De Souza Pinto Alias Angelina De Souza Pinto Homem was married to Mr. Aleixo Manuel Homem e Holmes and upon their death the **SAID PROPERTY** devolved down to their two children i.e Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes and Mrs. Maria Magdalena D'Souza.

AND WHEREAS the said Mrs. Maria Magdalena D'Souza was married to Mr. Joao Sebastian D'Souza, both of whom vide Deed of Release and Declaration dated 24th January, 1939, recorded in the Notorial books of Notary Jose Joaquim Filipe Pinto De Menezes under Book bearing no. 448 at folio 83V acknowledge having being paid by way of gift towards their



legitimate paternal and maternal share of their parents inheritance and have thus released their rights in the estate of the said Mrs. Angelina De Souza alias Santana Sebastiana Pinto alias Santana Sebastiana A. De Souza Pinto Alias Angelina De Souza Pinto Homem was married to Mr. Aleixo Manuel Homem e Holmes.

AND WHEREAS in terms of the above, the said Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes came to be the sole absolute legal owner in possession of the **SAID PROPERTY**.

AND WHEREAS vide Private Declaration dated 7th July, 1959, duly noted in the notorial books of Notary Joaquim Xavier Rebello, the said Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes had

Francis Holmes

Mrs. E. Holmes

[Signature]

For ESTATE ONE EIGHT INFRA LLP
(Authorized Signatory)

ascertained his exclusive rights, title and interest over the estate of his late grandparents namely Mr. Diogo Simao Pinto and Mrs. Anna Maria de Souza, thereby confirming that he has been the exclusive owner in possession of the **SAID PROPERTY.**

AND WHEREAS subsequently the title of the said Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes, to the **SAID PROERTY**, came to be confirmed and established vide Order dated 9th January, 1989 in Proceeding of Possession held in the court of the City Survey of Mapusa under file bearing no. 132 and thus he was the sole absolute owner of the **SAID PROPERTY**



AND WHEREAS the said Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes was first married to the said Mrs. Gracie Holmes, who expired on 09/05/1945 leaving behind her widower i.e Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes and her three children who are as follows:

a) Mr. Alex Holmes married to Mrs. Irene Holmes

AND WHEREAS the said Mr. Alex Holmes and his Mrs. Irene Holmes expired on 12/06/1985 and 17/12/1995, leaving behind their two children who are as follows:

1. Mr. Paul Holmes married to Mrs. Maria Holmes and
2. Mrs. Gracy Holmes (Spinster)

GG Pereira

Francis Holmes

[Signature]

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)

AND WHEREAS the aforementioned Mrs. Maria Holmes expired on 06/03/2006 at Lucknow, leaving behind her widower i.e Mr. Paul Holmes (The seller no. 2 herein) and their only son Mr. Marc E. Holmes alias Sherlock Holmes (The seller no. 3 herein)

b) Mrs. Theresa Pereira alias Thresa Holmes married to Manuel Pereira

AND WHERAS the said Mr. Manuel Pereira expired on 28/02/2006 without leaving behind any will or testamentary deposition of his last wishes but leaving behind their three children

1. Mr. Gerald alias Jerry Pereira married to Mrs. Melvina Pereira

2. Miss. Gracy Pereira

3. Mr. Joe Pereira

c) Mr. Frank Holmes married to Mrs. Ana Holmes

AND WHEREAS the said Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes thereafter married Mrs. Martha Holmes and from that wedlock had three children who were as follows:

a) Mr. Christopher Holmes married to Mrs. Edvida Holmes

b) Mr. George Holmes married to Mrs. Sigurbjorg Holmes

c) Mrs. Sylvia Fernandes married to Mr. Jacinto Fernandes.

AND WHEREAS the said Mrs. Sylvia Fernandes expired on 25/07/1993 without leaving behind any will or testamentary deposition of her last wishes but leaving behind her only daughter Mrs. Epheny Fernandes.

G. Pereira

Marc E. Holmes

Holmes

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For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)

AND WHEREAS the said Mr. Francis Xavier Homes alias Francis Holmes Alias Antonio F. X. Holmes expired on 14/05/1986 and upon his death in order to prove his heirship and divide his assets, an Inventory Proceeding Bearing No. 112 of 2012 / F came to be initiated in the Court of the Civil Judge, Junior Division at Mapusa.

AND WHEREAS the **SAID PROPERTY** came to be listed at Item no. 1 of List of Assets dated 11/01/2013 of the above stated inventory Proceedings.

AND WHEREAS vide allotment and family settlement dated 24/06/2013 filed in the above stated inventory Proceedings, one part of the **SAID PROPERTY** marked as 'PLOT C' along with equal rights in the access came to be entirely allotted in favour of the **VENDOR NO.1** and the other part of the **SAID PROPERTY** marked as 'PLOT D' along with equal rights in the access came to be allotted in favour of the **VENDOR NO. 2, 3** and Miss. Gracy Holmes.

AND WHEREAS the said Miss. Gracy Holmes expired in the status of a Spinster, on 17/04/2021 at King Georges Medical University (KGMU), Lucknow, Uttar Pradesh without leaving any will or testamentary disposition as her last wishes but leaving behind her only collateral, her brother i.e Mr. Paul Holmes the **VENDOR NO. 2** herein.

AND WHEREAS in order to ascertain the heirship of the said Miss. Gracy Holmes, an Inventory Proceeding Bearing No. 122 of 2024 / E came to be

Signature

Mr. P. Holmes

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FC. L. A. L. ONE SEISHI NFRA LLP
(Authorized Signatory)

initiated in the Court of the Civil Judge, Junior Division at Mapusa

AND WHEREAS the aforementioned Inventory Proceedings bearing no. 122 of 2024 / F and final allotment dated 19/04/2024 came to be confirmed vide Order dated 03/05/2024 passed by the Hon'ble Civil Judge Junior Division at Mapusa.

AND WHEREAS in terms of the above the **VENDORS** herein are the sole and absolute owners, in exclusive possession of the **SAID PROPERTY**.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER**, that the **VENDORS** are the sole, absolute and exclusive owners and in exclusive possession of the **SAID PROPERTY**.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER** that there are no tenants, mundkars, occupants, claimants or any other rights holders in or to the **SAID PROPERTY**.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER**, that all the aforesaid recitals are true and correct and that the **VENDORS** are the sole, absolute and exclusive owners, and in absolute and exclusive possession of the **SAID PROPERTY**, and there is no other person(s), who can prove or claim a better title to the **SAID PROPERTY**.

AND WHEREAS the zoning of the **SAID PROPERTY** is orchard as per

GG Pereira

Max E. Holmes

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For ESTATE ONE EIGHT INFRA LLP
(Authorized Signatory)

the zoning certificate issued by the office of the NGPDA, Panaji, under ref. no. NGPDA/Tech.Gen/Mapusa/Vol.XXV/2272/2023 dated 30/10/2023.

AND WHEREAS based on the aforesaid specific representations of the **VENDORS**, and believing the same to be true, the **PURCHASER** has approached the **VENDORS** with a proposal to purchase from the **VENDORS**, the **SAID PROPERTY**, admeasuring 1850 sq. mts, bearing Chalta No. 76/2 of P. T. Sheet No.9 of Cunchelim (Mapusa City), situated at Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, free from all, claims, demands and encumbrances, for a total consideration of **Rs.1,00,00,000/- (Rupees One Core Only)**, subject to the terms and conditions mentioned herein below and the **VENDORS** have agreed to sell the **SAID PROPERTY** to the **PURCHASER** for the aforesaid consideration.

AND WHEREAS the **VENDORS** and the **PURCHASER** are now therefore executing this Deed of Sale, on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

UNDER:-

1. That in consideration of payment of **Rs. 1,00,00,000/- (RUPEES ONE CRORE ONLY)** WHICH is paid as the **FULL AND FINAL TOTAL SALE CONSIDERATION**, by the **PURCHASER** to the **VENDORS** in the manner more particularly stipulated in the **SCHEDULE II** hereunder,

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For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)

which receipt of entire consideration, the **VENDORS** does hereby Admit and Acknowledge, and do hereby convey and Transfer by this Deed of Sale in favour of **PURCHASER** all their undivided Right, Title, Interest, Ownership and Possession in the '**SAID PROPERTY**' admeasuring 1850 sq. mts, bearing Chalta No. 76/2 of P. T. Sheet No.9 of Cunchelim (Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and assure unto the **PURCHASER**, the **SAID PROPERTY** and all trees and structures standing thereon along with all the privileges existing to the **SAID PROPERTY** or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, along with all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the **VENDORS** into or upon the **SAID PROPERTY**, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the **PURCHASER**, forever and absolutely.

2. The **VENDORS** have on this day handed over the physical, vacant, peaceful and irrevocable possession of the **SAID PROPERTY**, to the **PURCHASER**, free from all claims, demands and encumbrances, to have, own, occupy, possess, use and hold the **SAID PROPERTY**, forever, as his/her/their/its own, from this day onwards, without any interferences from any persons whomsoever.

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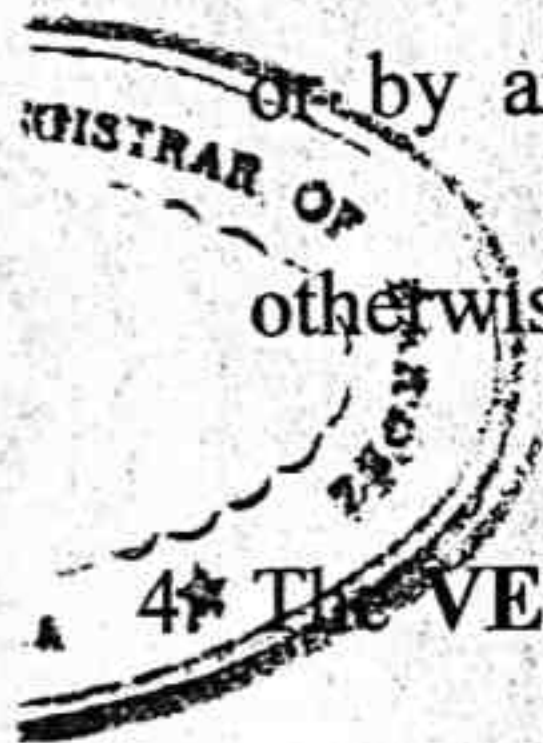
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For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)



3. The **VENDORS** do hereby covenant with the **PURCHASER** that notwithstanding any act, deed or thing done or executed by the **VENDORS** or knowingly suffered to the contrary by them, the **VENDORS** do have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the **SAID PROPERTY**, hereby sold, transferred, assured, expressed, **UNTO AND TO THE USE** of the **PURCHASER** and the **PURCHASER** shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the **VENDORS** or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.



4. The **VENDORS** shall indemnify and keep indemnified the **PURCHASER** against all penalties, claims and/or demands, if any made against the **SAID PROPERTY**, hereby sold or any part thereof, either independently or through the **VENDORS** or any other person or persons and if any claims are made against the **SAID PROPERTY**, the same shall be settled and dealt with by the **VENDORS** alone, at their own cost, without any liability to the **PURCHASER**.

5. The **VENDORS** do hereby covenant, undertake and declare as under:

- a) That the **SAID PROPERTY**, is free from all encumbrances, charges, liens, mortgages, equities, claims or demands, whatsoever, and the **VENDORS** have not done anything whereby the **SAID PROPERTY**, may be subject to any attachment, charge or lien of any Bank, Court or

G. J. Pereira

Mona E. Holmes

[Signature]

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For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)



person whatsoever or whomsoever.

- b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the **SAID PROPERTY**.
- c) That the **SAID PROPERTY**, is not subject matter of any acquisition or requisition or affected by any Government Notification or order or notice under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.
- d) That the **VENDORS** have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the **SAID PROPERTY**, nor have they agreed to sell or encumber the **SAID PROPERTY**, in any manner whatsoever.
- e) That the **VENDORS** or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons or entities in over or in respect of the **SAID PROPERTY**, hereby sold.
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition, setbacks, easements in respect of the **SAID PROPERTY**, nor is the **SAID PROPERTY**, affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are No Mundkars, Tenants, other right holders, or any other occupants of/on the **SAID PROPERTY**.
- h) That the title of the **VENDORS** to the **SAID PROPERTY** is clear and

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For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)



marketable.

i) That the **VENDORS** have on this day handed over to the **PURCHASER** the peaceful, vacant and irrevocable possession of the **SAID PROPERTY**.

j) That the **SAID PROPERTY** is not subject to any notice of attachment by the Income Tax Authorities, Enforcement Directorate, Directorate of Revenue Intelligence or any other Government Authorities, or any bankruptcy proceedings initiated against the **VENDORS**.

k) That the **VENDORS** covenant and undertake to indemnify and keep indemnified the **PURCHASER** and the **SAID PROPERTY**, against all claims or demands, if any, raised with respect to the **SAID PROPERTY**.



l) That the **VENDORS** covenant that if any claims are made against the **SAID PROPERTY**, the same shall be settled and/or dealt with by the **VENDORS** alone at their own cost, without any liability to the **PURCHASER**.

m) That the **VENDORS** and all persons claiming through the **VENDORS** shall at all times hereafter, sign and execute all such acts, deeds and documents, as may be required or called for by the **PURCHASER**, with respect to the **SAID PROPERTY**, at the cost of the **PURCHASER** and the **VENDORS** undertake to make themselves available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the **SAID PROPERTY**, as and when called upon by the **PURCHASER**, without any delay.

6. The **VENDORS** do hereby covenant that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the **SAID**

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Mark E. Harkins

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For ESTATE ONE EIGHT INFRA LLP

PROPERTY, admeasuring 1850 sq. mts, bearing Chalta No. 76/2 of P.T. Sheet No.9 of Cunchelim (Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, to include the name of the **PURCHASER** in the Occupant's Column of the Form D of the **SAID PROPERTY**, admeasuring 1850 sq. mts, bearing Chalta No. 76/2 of P. T. Sheet No.9 of Cunchelim (Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, and to delete any/all names existing therein, and the **VENDORS** undertakes to fully cooperate in the said process of mutation.

7. The **VENDORS** and the **PURCHASER** covenant that all deeds, documents, understandings, agreements, papers, instruments, communications, etc., exchanged or executed between the **VENDORS** and the **PURCHASER**, with respect to the **SAID PROPERTY**, prior to the execution of this Deed of Sale, stand cancelled, terminated, void, unenforceable and invalid.

8. The **VENDORS** covenant that the **PURCHASER** shall from this day onwards hold, own and possess the **SAID PROPERTY**, as its/his/hers/their own, as its sole, absolute and exclusive owner.

9. The **VENDORS** hereby declare that the **SAID PROPERTY** does not belong to Schedule Caste/ Schedule Tribe Community in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

10. The **PURCHASER** has presently deducted TDS of 1 % on the consideration paid, amounting to Rs. 1,00,000/- (Rupees one lakh

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Mr. P. Holm

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For ESTATE ONE RIGHT INFRA LLP

(Authorized Signatory)

only) which has been credited to the Income Tax Department, to the credit of the **VENDORS**.

11. This Deed of Sale is valued at Rs.1,00,00,000/- (Rupees one crore Only), and accordingly appropriate stamp duty of 4.5% totally amounting to Rs. 4,50,000/- has been paid on this Deed.

12. That the rate per square meter for orchard land having permissible FAR 5.00 in the village of Cunchelim is Rs. 10,000/- PSM approximately, however the said transaction is agreed upon @ Rs. 5,400/- PSM which is 54% of the deemed amount, balance of which stands rebated in this present transaction

as per the Notified Minimum Rate as published in Official Gazette, Series I

REGISTRAR
No. 20 dated 13th August 2020 and thus the market Value of the SAID
PROPERTY is Rs.1,00,00,000/- (Rupees one crore Only), and the
USA appropriate stamp duty is paid herewith.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year hereinabove.

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Har P. Holmes

[Signature]

[Signature]
For ESTATE ONE O EIGHT INFRA LLP
(Authorized Signatory)

SCHEDULE I
[SAID PROPERTY]

All that property known as "ANGORBATA" alias "VANGORBATTA" admeasuring an area of 1850 sq. mts., bearing Chalta No. 76/2 of P. T. Sheet No. 9 of Cunchelim (Mapusa City) situated at Cunchelim, Mapusa, Bardez, North- Goa which is found to be described in the Land Registration office of Bardez under number 1726 at page 156 of Book B5 new, recorded in the old Cadastral survey records under No. 626 of Cunchelim Village, situated within the limits of the City survey of Mapusa(Cunchelim), Taluka and Sub-District of Bardez, North-Goa District, Goa, and the same is bounded as



EAST: By property bearing chalta no. 76/3 and 76/25 of P.T sheet no. 9 of Cunchelim Mapusa.

WEST: By property bearing chalta no. 76/1 of P.T sheet no. 9 of Cunchelim Mapusa.

NORTH: By Road of Cunchelim Mapusa.

SOUTH: By property bearing chalta no. 77/0 of P.T sheet no. 9 of Cunchelim Mapusa.

The **SAID PROPERTY** is delineated in red in the plan annexed hereto

gg Pereira

Marc E. Nolasco

[Signature]

[Signature]

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)

SCHEDULE II
[PAYMENT SCHEDULE]

Consideration amount : Rs.1,00,00,000/- (Rupee One Core Only)

Paid To Vendor No. 1 a sum of Rs. 50,00,000/- (Rs. Fifty Lakhs only)

i. Rs.10,00,000/- (Rupees Ten Lakhs) paid on 15/10/2023 vide NEFT

Transaction bearing ID no. CJJ0987682

ii. Rs.3,00,000/- (Rupees Three Lakhs) paid on 15/10/2023 vide NEFT

Transaction bearing ID no. CJJ0985308

iii. Rs.2,00,000/- (Rupees Two Lakhs) paid on 18/12/2023 vide NEFT

Transaction bearing ID no. CLM5609559

iv. Rs. 34,50,000/- (Rupees thirty-four lakhs fifty thousand only) paid vide

Demand Draft dated 17/08/2024, bearing no. 052831, drawn on axis Bank

Bank, at its Branch at New Delhi, in favour of the VENDOR No.1,

v. Sum of 50,000/- (Rupees Fifty thousand Only) deducted towards TDS and

paid to the Income Tax account of the VENDOR no. 1

Paid To Vendor No. 2 a sum of Rs. 37,50,000/- (Rs. Thirty-seven Lakhs fifty thousand only)

i. Rs.7,50,000/- (Rupees Seven Lakhs Fifty thousand only) paid on

09/12/2023 vide NEFT Transaction bearing ID no. 0060284

ii. Rs. 29,62,500/- (Rupees twenty-nine lakhs sixty-two thousand five

hundred only) paid vide Demand Draft dated 17/08/2024, bearing no.

052832, drawn on axis Bank Bank, at its Branch at New Delhi, in favour of

G. G. Pereira

Mark E. Holmes

For

For ESTATE ONE EIGHT INFRA LLP
(Authorized Signatory)

the VENDOR No.2,

iii. Sum of 37,500/- (Rupees thirty-seven thousand five hundred Only) deducted towards TDS and paid to the Income Tax account of the VENDOR no. 2

Paid To Vendor No. 3 a sum of Rs. 12,50,000/- (Rs. Twelve Lakhs fifty thousand only)

i. Rs.7,50,000/- (Rupees Seven Lakhs Fifty thousand only) paid on 09/12/2023 vide NEFT Transaction bearing ID no. 0007777

ii. Rs. 4,87,500/- (Rupees four lakhs eighty seven thousand five hundred only) paid vide Demand Draft dated 17/08/2024, bearing no. 052830, drawn

Axis Bank Bank, at its Branch at New Delhi, in favour of the VENDOR

iii. Sum of 12,500/- (Rupees twelve thousand five hundred only) deducted

towards TDS and paid to the Income Tax account of the VENDOR no. 3.

G. G. Pereira

Mr. E. Holmes

[Signature]

[Signature]

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)

SIGNED SEALED AND DELIVERED BY
THE WITHIN-NAMED VENDOR NO. 1

G. Pereira

MRS. TERESA MANUEL PEREIRA

alias TERESA M. PEREIRA,

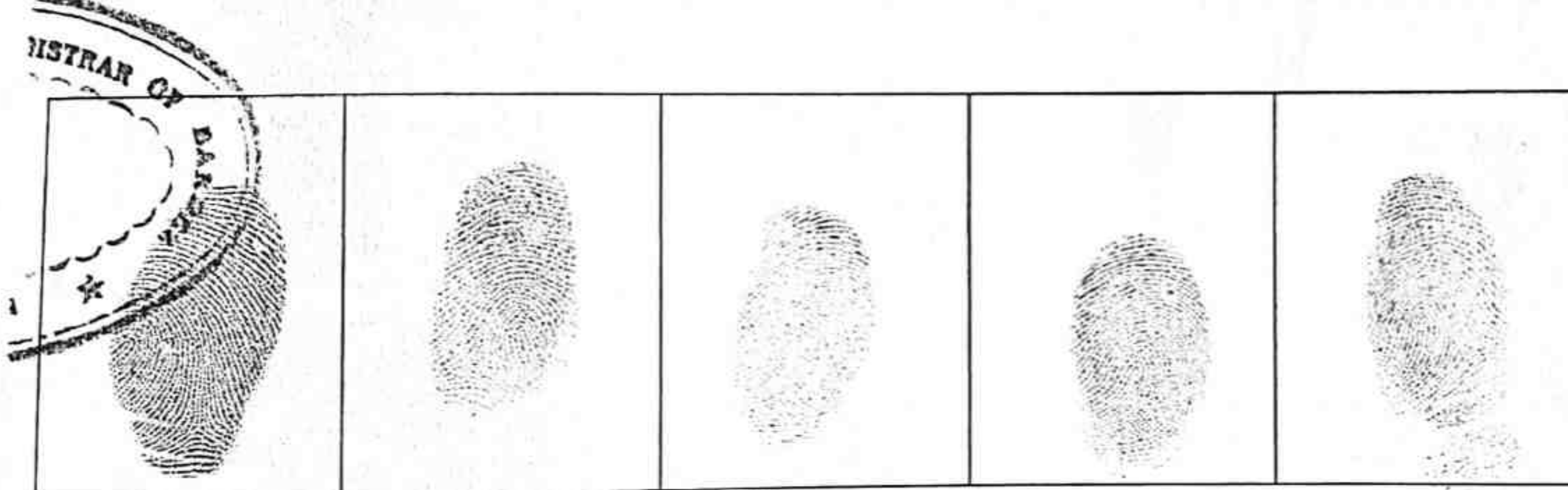
through her POA Holder

MR. GERALD PEREIRA alias GERALDIGNATIUS PEREIRA,

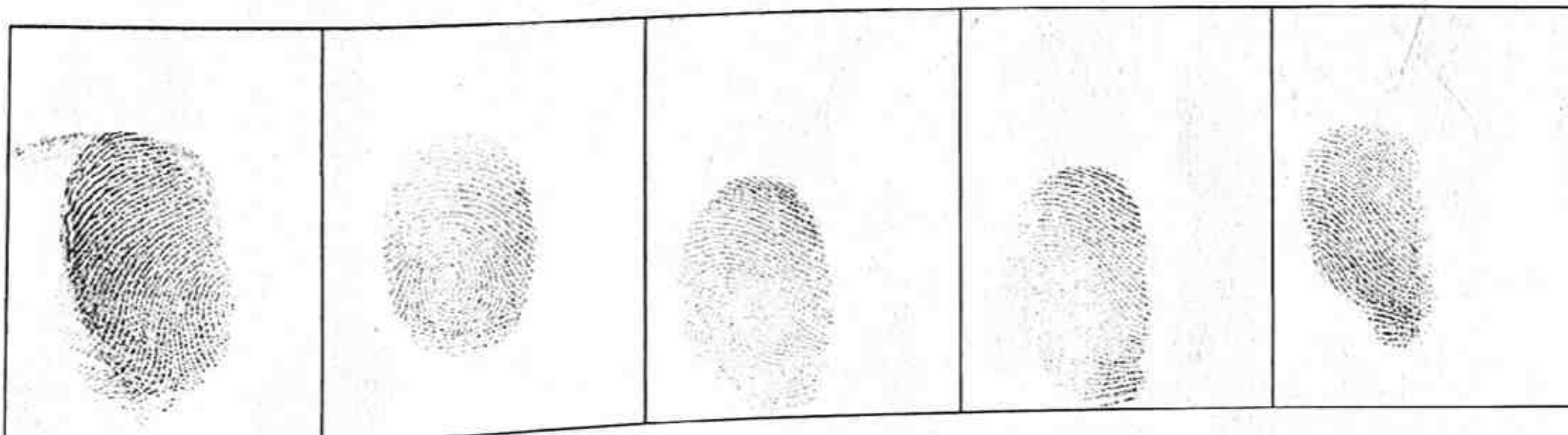


G. Pereira

L.H.F. Prints:



R.H.F. Prints



G. Pereira

Mrs. E. Holmes

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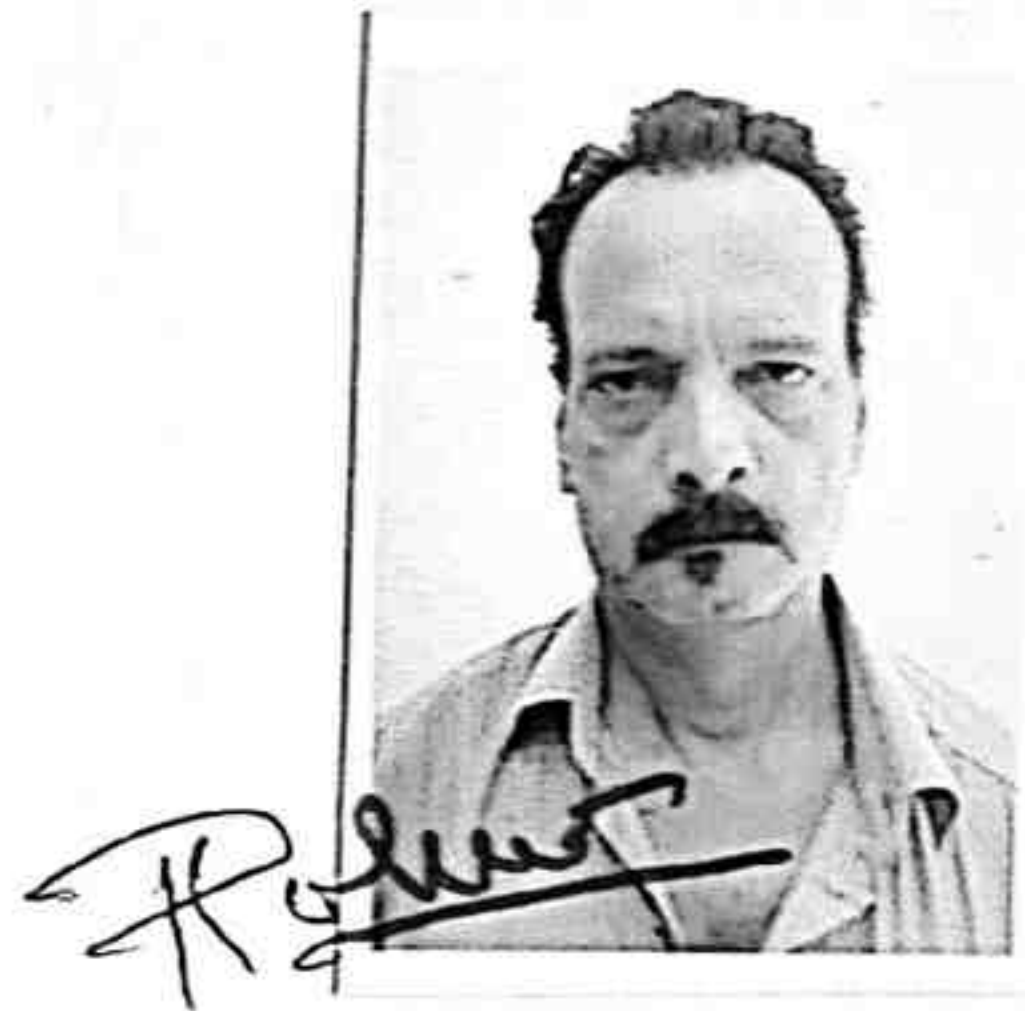
For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)

SIGNED, SEALED AND DELIVERED BY

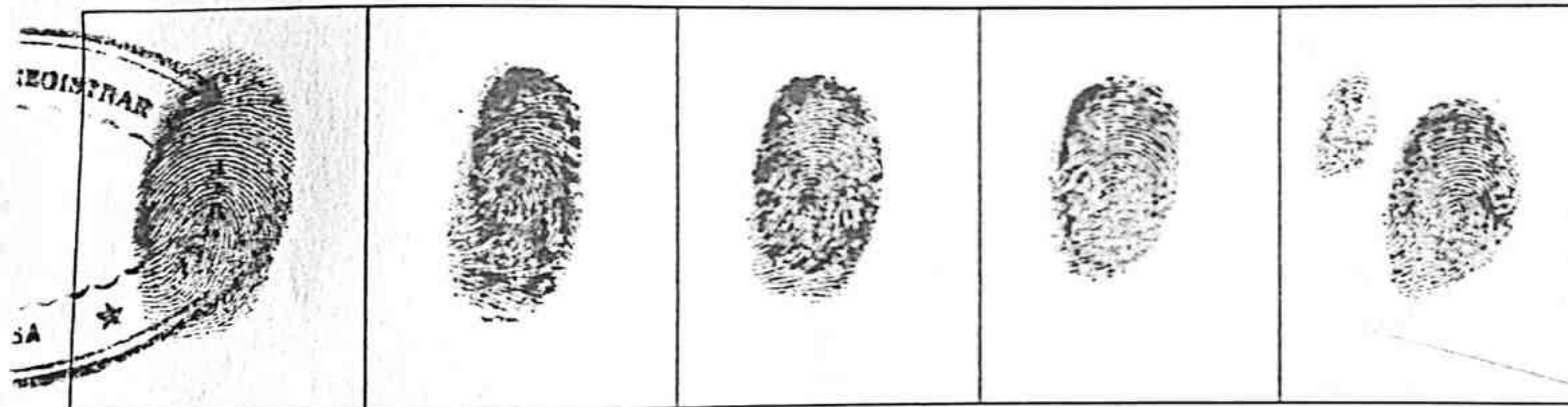
THE WITHIN-NAMED VENDOR NO. 2

Paul Holmes

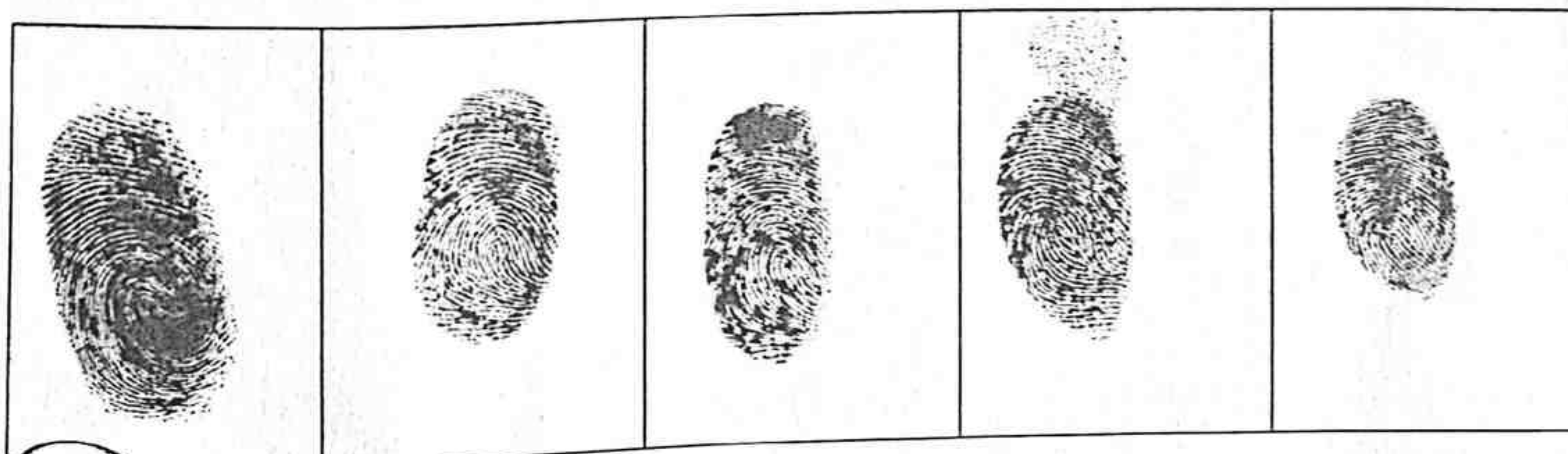


MR. PAUL HOLMES

L.H.F. Prints:



R.H.F. Prints



GG Jencile

Mr. E. Holmes

Paul Holmes

[Signature]

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)

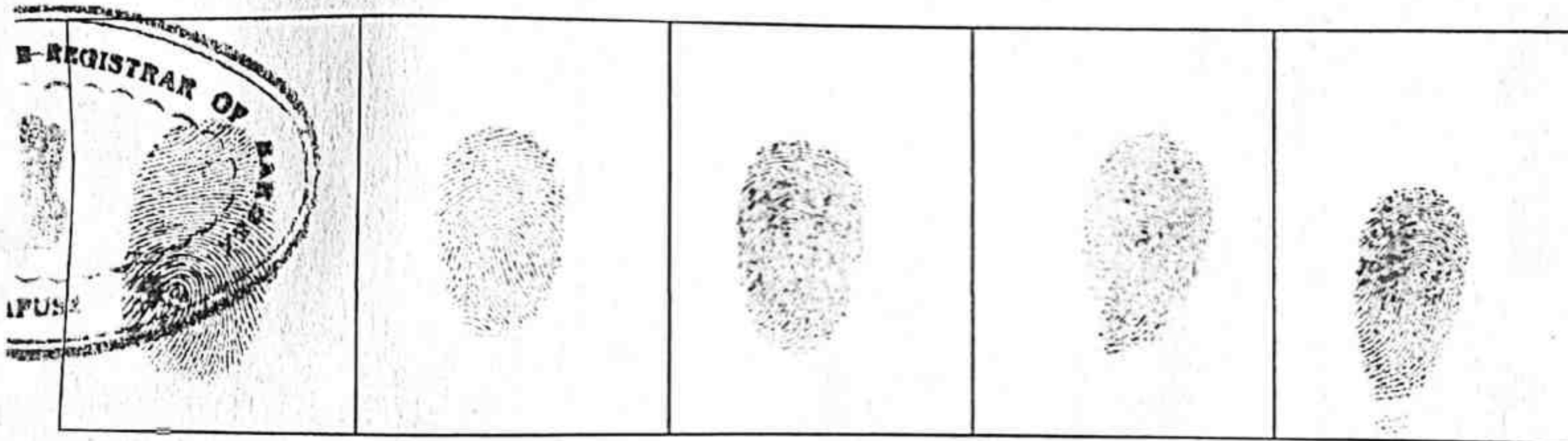
SIGNED, SEALED AND DELIVERED BY
THE WITHIN-NAMED VENDOR NO. 3

Marc E. Holmes

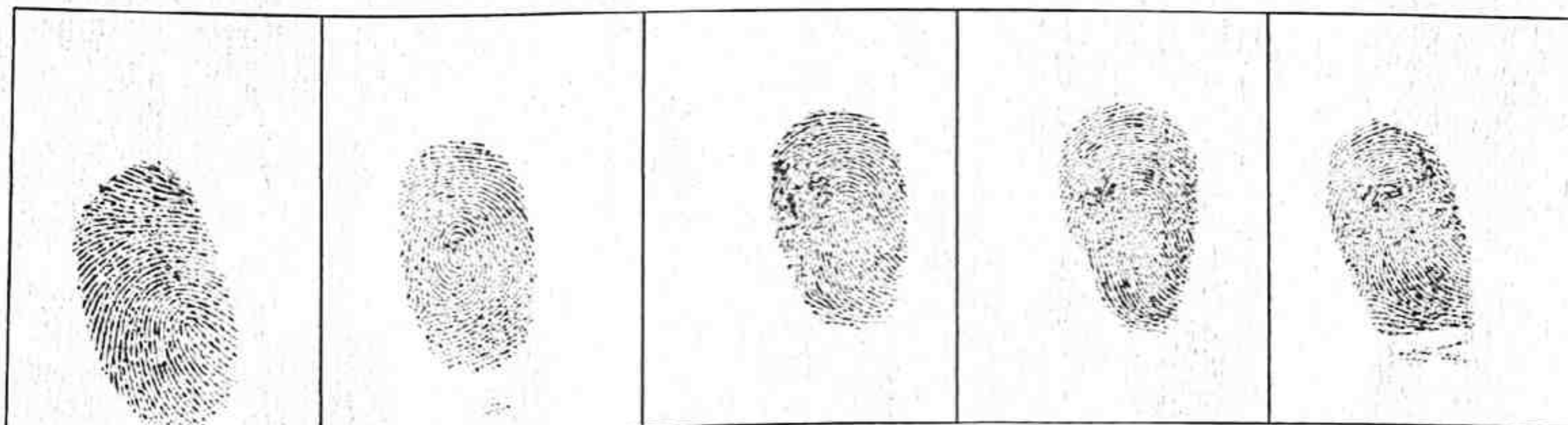
MR. MARC E. HOLMES
Alias SHERLOCK HOLMES



L.H.F. Prints:



R.H.F. Prints



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Marc E. Holmes
Holmes

For ESTATE ONE O EIGHT INFRA LLP
(Authorized Signatory)

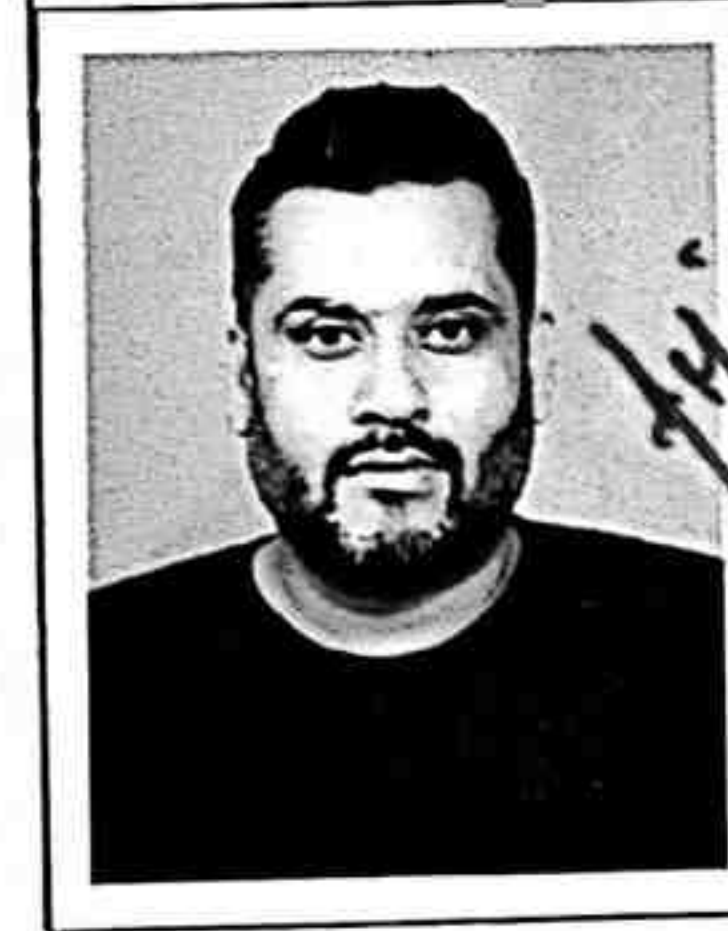
SIGNED, SEALED AND DELIVERED BY
THE WITHIN-NAMED PURCHASER

[Signature]

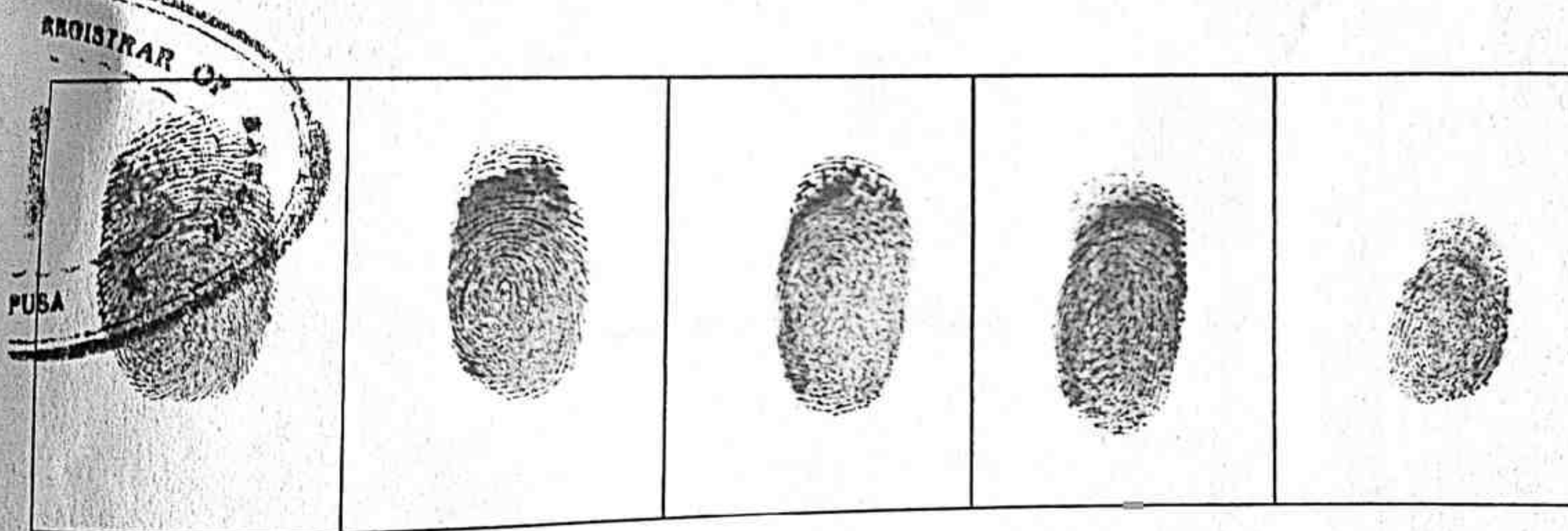
ESTATE ONE O EIGHT INFRA LLP.,

Represented though its Partner

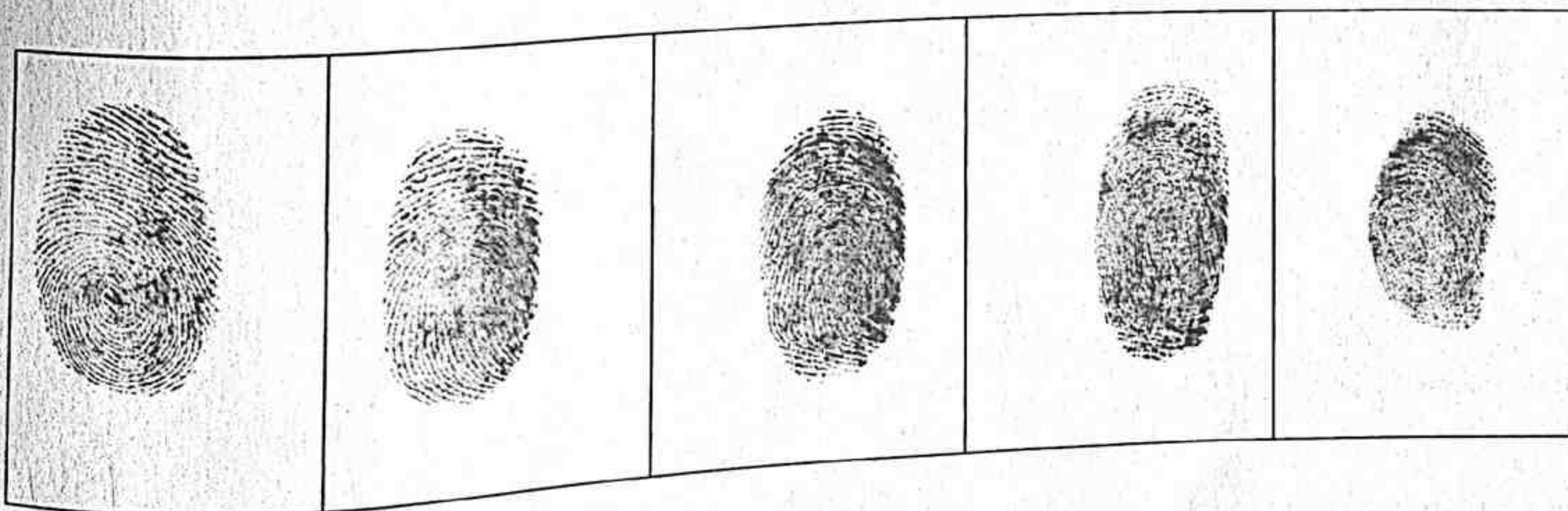
MR. ARJUN JULKA



L.H.F. Prints:



R.H.F. Prints



[Signature]

Mr. E. Holmes

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 For ESTATE ONE O EIGHT INFRA LLP

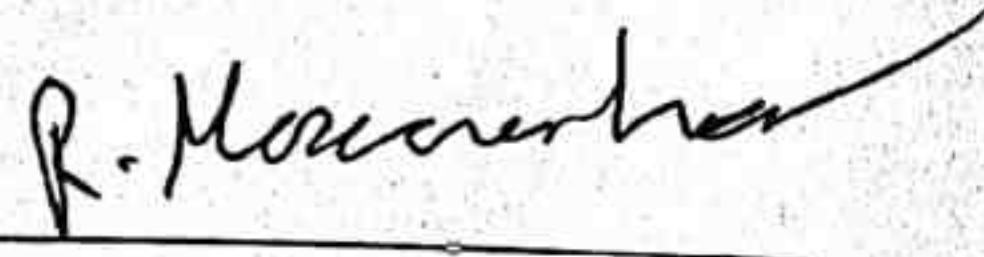
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WITNESSES :1. Name: **ADV. RALPH FRANCIS MASCARENHAS**

Son of Mr. Melwyn Mascarenhas

Age: 34 years

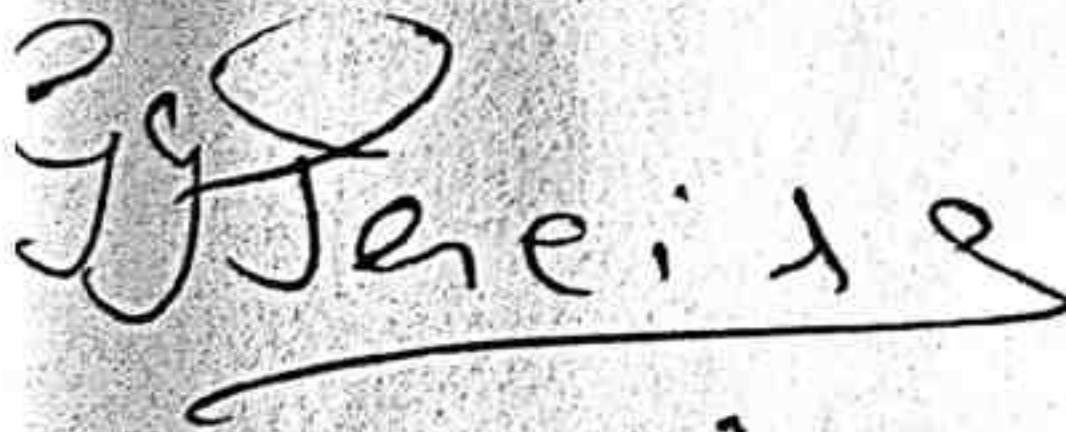
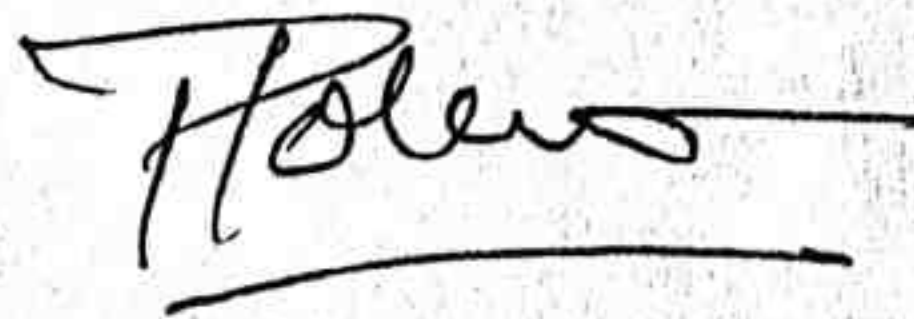
Resident of 4/252, Porbavaddo, Calangute, Bardez – Goa, 403516

Signature: 2. Name: **ADV. VAILANKANNI ALISHA S. DIAS**

Daughter of Mr. Basilio Reginaldo Dias

Age: 29 years

Resident of H. no. 136, Gaunsawaddo, Mapusa, Bardez – Goa

Signature: Mr. E. Moraes

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)



Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Cunchelim[Mapusa] city

Page No. 1
Date 15/09/2023

4439
2024

0

Plot Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
9	76/2	1850.00			Private

Easements

Nil

Holders in the origin of the title
(So far as traced) -

Nil

Lessees -

Nil

Other Encumbrances -

Nil

Other Remarks -

POSSESSION OF SHRI. FRANCIS XAVIER HOLMES.]

POSSESSION OF MRS. THERESA PEREIRA plot C area 795sqmt and MS. GRACY HOLMES, undivided half share of plot D, MR. PAUL HOLMES 1/4th undivided share of plot D, MR. SHERLOCK HOLMES 1/4th undivided share of plot D. Remaining Area left for common access of 3mt wide, by virtue of order dated 05/07/2013 in the inventory proceedings No 112/2010/F in The Court of the Civil Judge Junior Division at Mapusa. Entry made vide mutation number 211761

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
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Nil

gg Pereira

Mrs E. Holmes

Holmes

For ESTATE ONE O EIGHT INFRA LLP

Continued in Page 2

(Authorized Signatory)



Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Cunchellim[Mapusa] city

Page No. 2
Date 15/09/2023

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
9	76/2	1850.00			Private

Bracketed entries indicate Deletion
or any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



The record is computer generated on 15/09/2023 at 9:06:56AM as per Online Reference Number - 0. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>.



ggf

Marc E. Holmes

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[Signature]

For ESTATE ONE O EIGHT INFRA LLP

(Authorized Signatory)





Government Of Goa
Directorate of Settlement and Land records
Plan

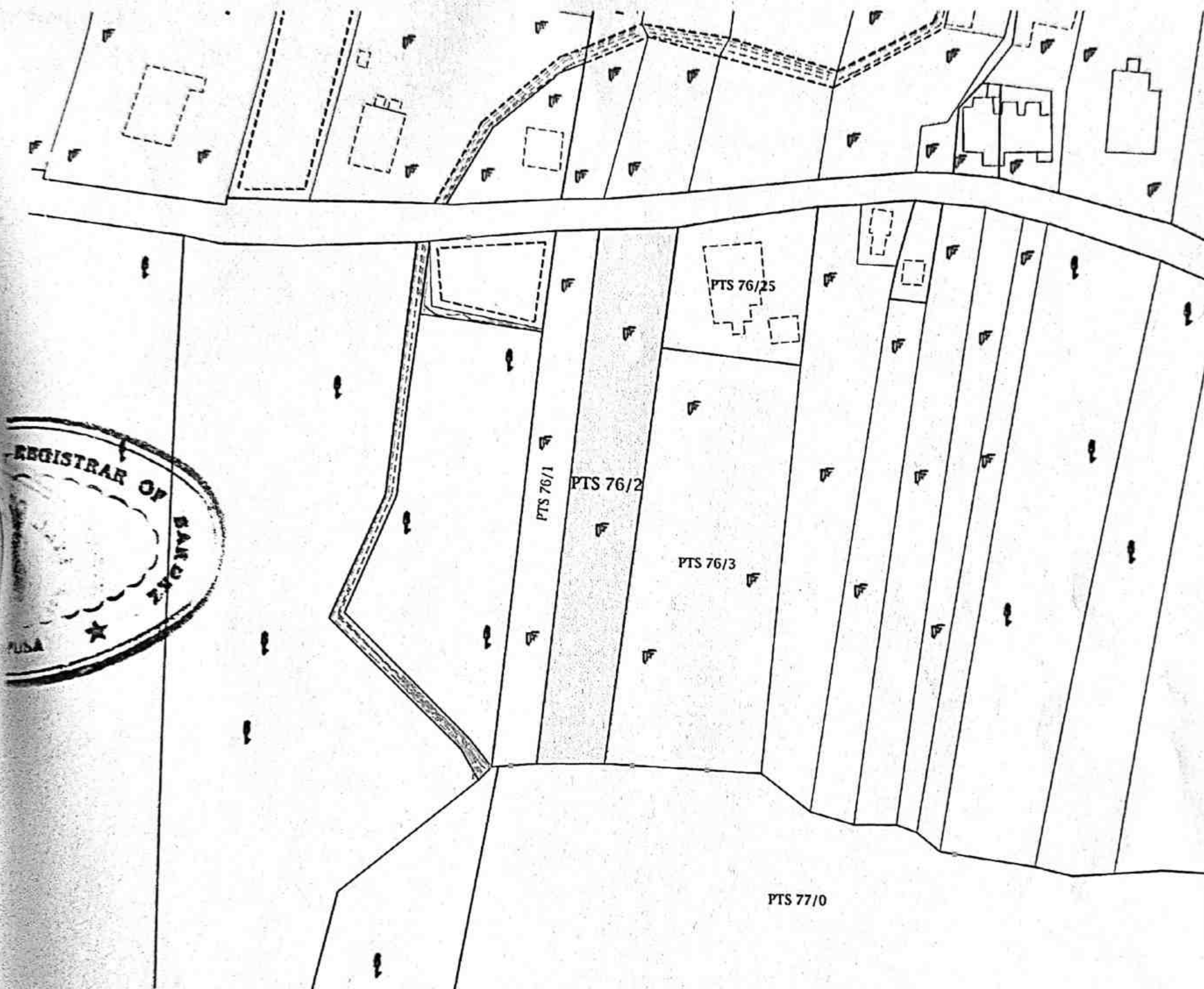
4439
2024

Appln Date :05-06-2023

Ref. No.: 6024



Scale 1:1000



TALUKA : BARDEZ

CITY : CUNCHELIM

P.T. SHEET No./ SURVEY No. / SUB DIV. No. : 9/ 76/ 2

PATRICK
HENDERSON
GONSALVES

Digitally signed by
PATRICK HENDERSON
GONSALVES
Date: 2023.06.09
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Report Generated By: SWAPNIL BHONSLE

Page Size : A3

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Signature

More E. Holmes

Signature

For ESTATE ONE EIGHT INFRA LLP

(Authorized Signatory)



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Aug-2024 01:13:07 pm

Document Serial Number :- 2024-BRZ-4439

Presented at 01:08:59 pm on 19-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	450000
2	Registration Fee	300000
3	Mutation Fees	2000
4	Processing Fee	2120
Total		754120

Stamp Duty Required :450000/-

Stamp Duty Paid : 450000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Arjun Julka ,Father Name:Ashok Julka, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, Address1 41A Club Drive Road, M.G Road, Ghitorni, Mehrauli, South- Delhi, Delhi 110030, Address2 - , PAN No.:			 For ESTATE ONE O EIGHT INFRA L.P.

(Authorized Signatory)

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Gerald Ignatius Pereira Alias Gerald Pereira , Father Name:Manuel Pereira, Age: 61, Marital Status: ,Gender:Male,Occupation: Unemployed, 1/4 , Dhuru Nagar, St. Anthony Street, Vakola, Santacruz (East) Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Teresa Manuel Pereira Alias Teresa M Pereira Alias Theresa Pereira			
2	Arjun Julka , Father Name:Ashok Julka, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, 41A Club Drive Road, M.G Road, Ghitorni, Mehrauli, South-Delhi, Delhi 110030, PAN No.:			 For ESTATE ONE O EIGHT INFRA L.P. (Authorized Signa
3	Paul Holmes , Father Name:Alex Holmes, Age: 55, Marital Status: Widower ,Gender:Male,Occupation: Teacher, D/6, Kadam Chawl, Panchashil Nagar, Manvel Pada Road, Near Vasela Hospital, Mohak Chembars, Virar (East) , Vasai, Palghar, Maharashtra, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Marc. E . Holmes Alias Sherlock Holmes , Father Name:Paul Holmes, Age: 26, Marital Status: Unmarried ,Gender:Male,Occupation: Unemployed, Rizvi Apartment, 10 Souza Road Lal Bagh, Lucknow, Uttar Pradesh, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ralph Francis Mascarenhas, Age: 34, DOB: , Mobile: 9284926694 , Email: juliamasky145@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403516, H.no. 4/252 Porba Vaddo Calangute North Goa Goa, H.no. 4/252 Porba Vaddo Calangute North Goa Goa, Calangute, Bardez, North Goa, Goa			
2	Name: Vailankanni Sebastiana Dias, Age: 29, DOB: , Mobile: 9370717526 , Email: diazvalankani26@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403507, 135, 135, Gaunsawaddo Mapusa Bardez Goa, Mapusa, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-4439



Document Serial No:-2024-BRZ-4439

Book :- 1 Document
Registration Number :- **BRZ-1-4295-2024**
Date : 19-Aug-2024



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:- 06-Jun-2024 11:04:33
Date of Receipt: 06-Jun-2024

Receipt No : 2024-25/9/1674
Serial No. of the Document : 2024-BRZ-2721
Nature of, Document : **Conveyance - 22**
Received the following amounts from **AMAN JULKA PARTNER ESTATE ONE O EIGHT INFRA LLP** for
Registration of above Document in Book-1 for the year 2024

Registration Fee	300000	E-Challan(Online fee)	• Challan Number : 202400395688 • CIN Number : CPADVHOB6	300000
Tatkal appointment fee	50000	E-Challan(Online fee)	• Challan Number : 202400412648 • CIN Number : 451862885643	50000
Processing Fee	2120	E-Challan(Online fee)	• Challan Number : 202400395688 • CIN Number : CPADVHOB6	3000
Total Paid	353000 (Rupees Three Lakh Fifty Three Thousands only)			

Probable date of issue of Registered Document: / /

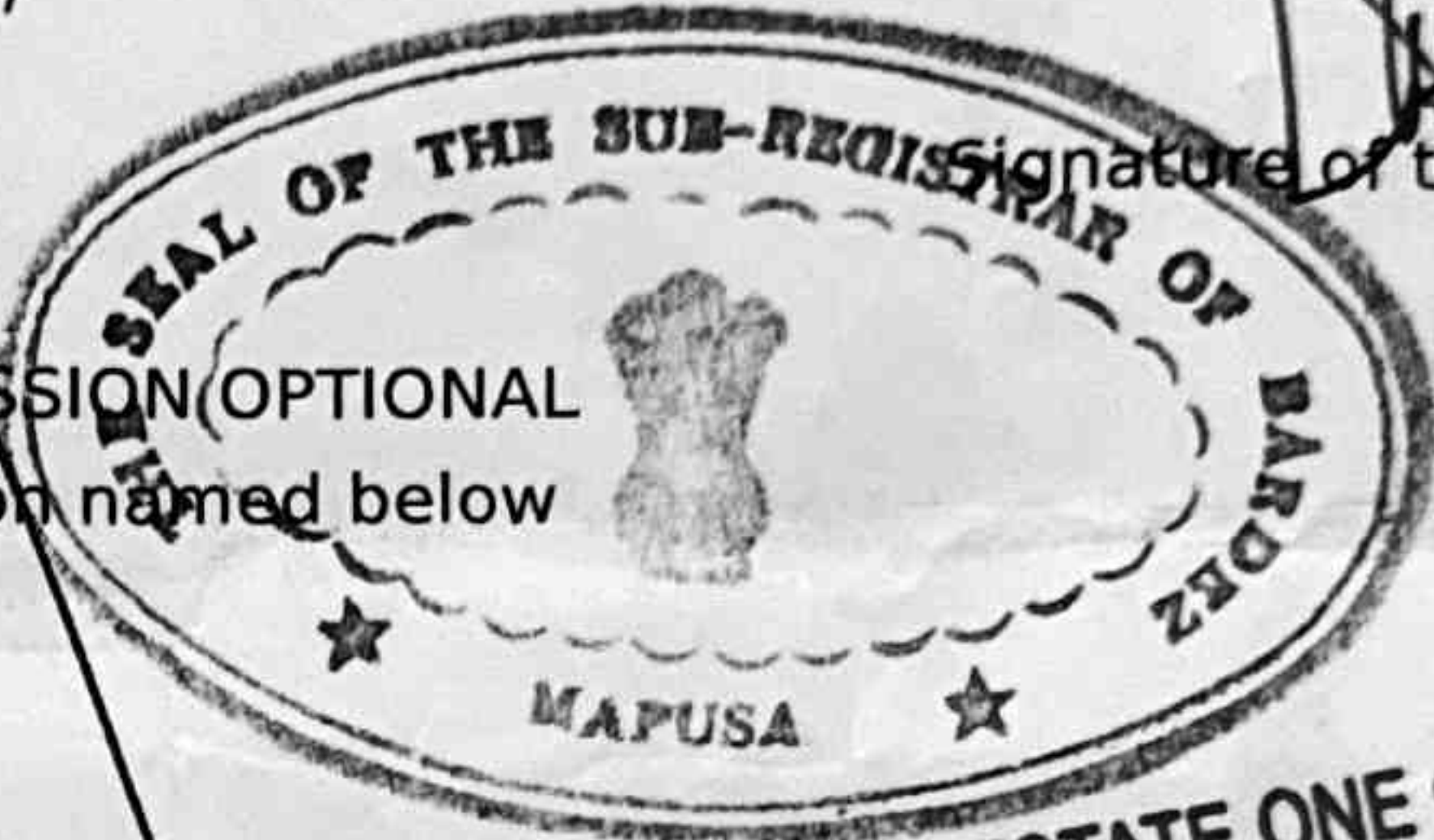
TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION (OPTIONAL)
Please handover the Registered Document to the person named below

Name of the Person Authorized :
Adv. Sanjay Shetgaonkar

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 **06-Jun-2024**

Signature of the person receiving the Document

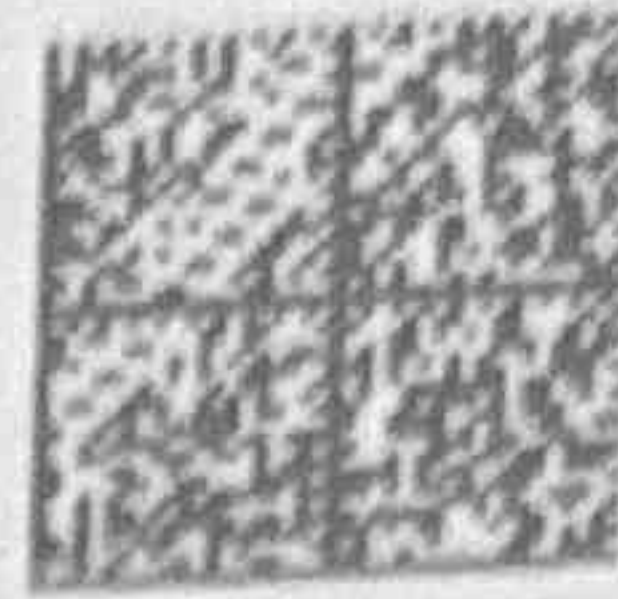


Signature of the Sub-Registrar
For ESTATE ONE O EIGHT INFRA LLP
(Partner)

Signature of the Presenter

Signature of the Sub-Registrar

Phone No:
Sold To/Issued To:
Estate One O Eight
For Whom/ID Proof:
Pancard



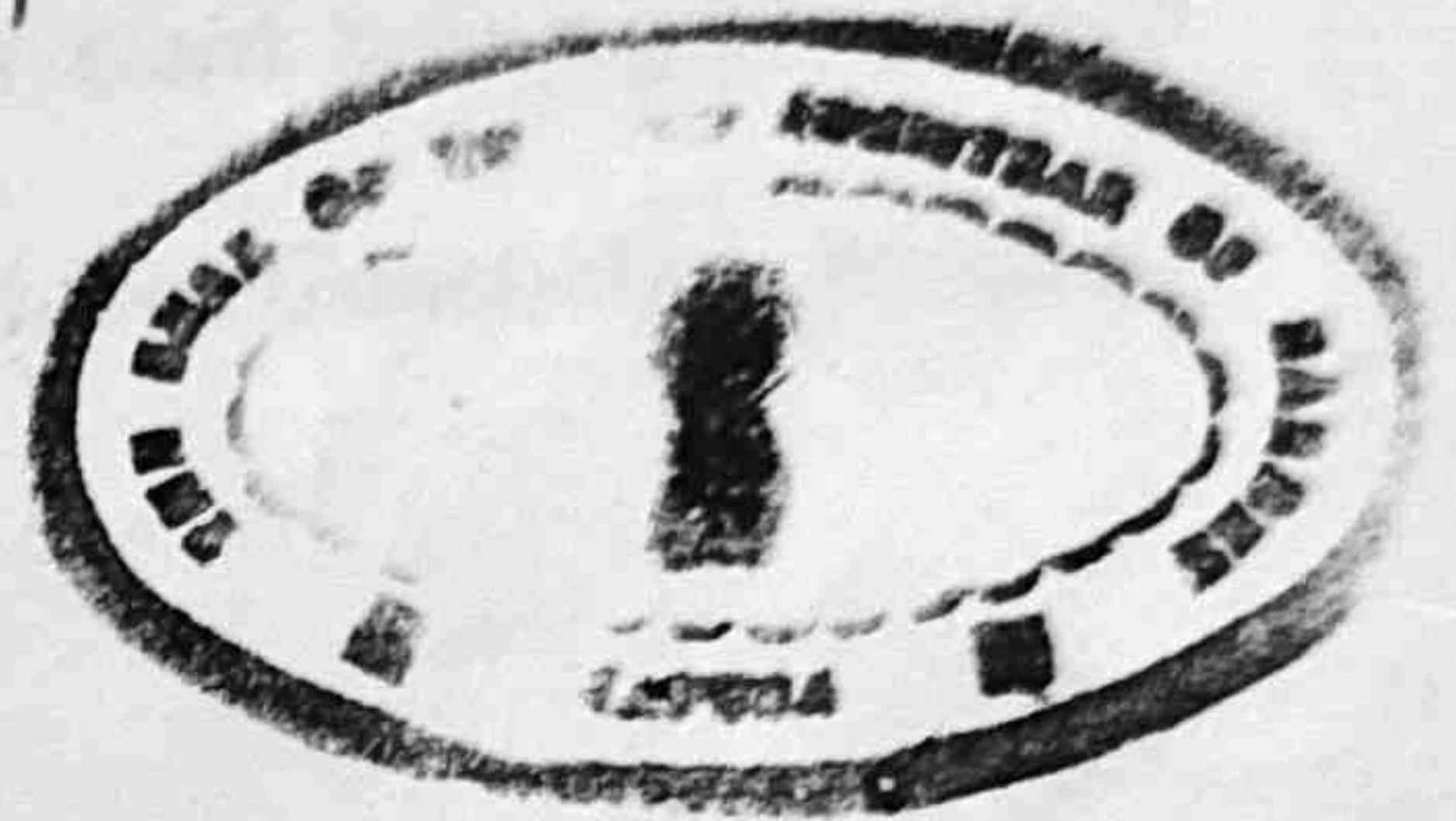
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₹ 0450000/-
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3818345 35/02/05/2021-RDI

For CITIZEN CREDIT
CO-OP BANK LTD
MAPUSA BRANCH
Manager / Authorised Signatory

2024-BRZ-2721
06/06/2024



DEED OF SALE

This Deed of Sale is executed at Mapusa, Bardez, Goa, on this 6th day of June, 2024

W. Souza Alu Shia
S. D'Souza PVaz
S.D J D

For ESTATE ONE O EIGHT INRA LLP

[Signature]
(Partner)

BETWEEN

1) **MRS. VINCILA MARIA ARCANGELA DSOUZA**, w/o Late Mr.

Estevam Mariano de Souza, 53 years of age, widow, service, Indian National, holding PAN – [REDACTED] and Adhaar Card bearing No. [REDACTED], resident of H. No 150, Madianvaddo, Cunchelim, Mapusa, Bardez-Goa, North-Goa 403507,

2) **MISS VALERIE CARMELINE DE SOUZA**, d/o Late Mr. Estevam

Mariano de Souza, 22 years of age, unmarried, service, Indian National, holding PAN – [REDACTED] and Adhaar Card bearing No. [REDACTED], resident of H.No 150, MadianVaddo, Cunchelim, Mapusa, Bardez-Goa, North-Goa 403507,

3) **MRS. SOFIA CLARA ROSY DE SOUZA**, d/o Late Mr. Steven

Marian DSouza alias Estevam Mariano de Souza, 30 years of age, married, housewife, Indian National, holding PAN – [REDACTED] and Adhaar Card bearing No. [REDACTED], and her husband

4) **MR. IGNATIUS ALLWYN FERNANDES**, S/o Mr. Custodio P.

Fernandes, 33 years of age, married, service, Indian National, holding PAN – [REDACTED] and Adhaar Card bearing No. [REDACTED] and both residents of H. No 475, Danva, Tivim, Bardez-Goa, North-Goa 403502,

For ESTATE ONE O EIGHT INFRA LLP

(Partner)

D Souza
S. D
S. D Souza
P. Vaz
J. D

5) **MRS. PERPETUA VAZ ALIAS PERPETUA TOLENTINA VAZ**,
d/o Late Alex Caetano Vaz, , 58 years of age, married, housewife,
Indian National, holding PAN - [REDACTED] and Adhaar Card
bearing No. [REDACTED] and her husband

6) **MR. JOSEPH FRANCIS VAZ ALIAS JOSEPH FRANCIS VAS**,
s/o Late Patricio Francis Vaz, 56 years of age, married, service, Indian
National, holding PAN - [REDACTED] and Adhaar Card bearing No.
[REDACTED] and both resident of A2 Bldg, S F 4, House of Bom
Jesus, Near Basilica Church, Old Goa, Velha-Goa, North Goa 403402,

7) **MISS. SILVIA DSOUZA ALIAS AGNES SILVIA DE SOUZA**, d/o
Late Alexio Caetano D'Souza alias Alex D'Souza, , 65 years of age,
unmarried, unemployed, Indian National, holding PAN -
[REDACTED] and Adhaar Card bearing No. [REDACTED] and
resident of H.No 150, Garant Cunchelim, Mapusa, Bardez, North-Goa
403507,

8) **MISS. JOSEPHINA D'SOUZA**, d/o Late Alex Caetano Vaz, , 63
years of age, unmarried, unemployed, Indian National, holding PAN -
[REDACTED] and Adhaar Card bearing No. [REDACTED] and
resident of H.No 150, Garant Cunchelim, Mapusa, Bardez, North-Goa
403507.hereinafter referred to as the '**VENDORS**' (which expression

V. Souza
S. D'Souza
P. Vaz
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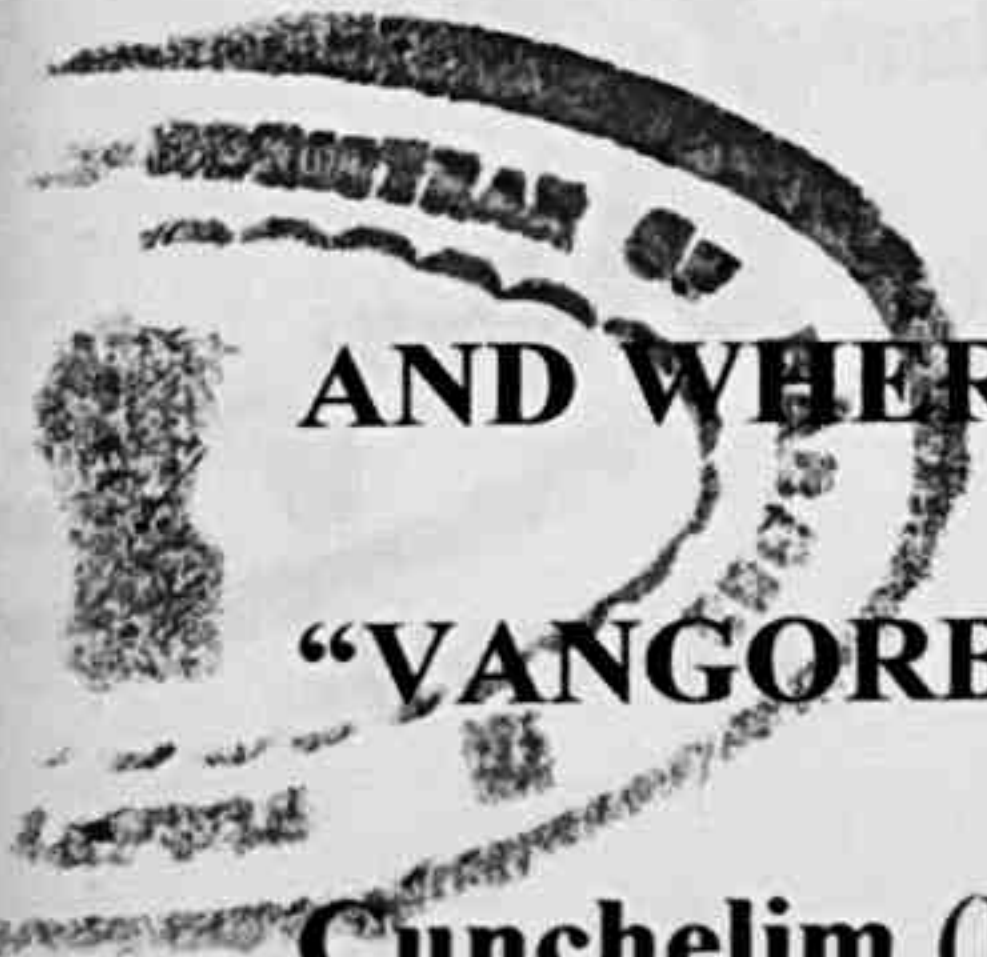
For ESTATE ONE O EIGHT INFRA LLP

[Signature]
(Partner)

shall include his/her/their heirs, successors, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

ESTATE ONE O EIGHT INFRA LLP, a LLP incorporated under the Limited Liability Partners Act 2008, LLP identification no ACD-9730 having Pan Card bearing no [REDACTED] and their registered office at 138,139 Satbari Bandh Road-1, Sanjay Colony Bhati Mines, Maidan Garhi Police station, South West Delhi-110074 represented herein through its Partner **MR.AMAN JULKA**, s/o Ashok Julka, 46 years of age, married, Indian National, businessman, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and R/o 41A Club Drive Road, M.G Road, Ghitorni, Mehrauli, South-Delhi, Delhi vide Resolution no. 556 dated 13/05/2024 hereinafter referred to as the '**PURCHASER**'(which expression shall include his/her/their heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART**.



AND WHEREAS there exists a property known as "**ANGORBATA**" alias "**VANGORBATTA**", bearing chalta no. 76/1 of P.T sheet No. 9 of **Cunchelim** (Mapusa City Survey), admeasuring an area of 1200 sq. mts, not found described in the Land Registration Office, not found enrolled in the Taluka Revenue Office, but found recorded in the old Cadastral survey records under No. 627 of Cunchelim Village, situated within the limits of the

Witness
S. D' Souza
Prag Singh
S. D
J D
For ESTATE ONE O EIGHT INFRA LLP
Amman Julka
(Partner)

City survey of Mapusa (Cunchelim), Taluka and Sub-District of Bardez, North-Goa District, Goa, which shall hereinafter be referred to as the "**SAID PROPERTY**", for brevity's sake, more clearly described in the Schedule herein below written.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER** that they are the absolute owners and in exclusive possession of the **SAID PROPERTY**, which is all that Immovable property known as "**ANGORBATA**" alias "**VANGORBATTA**" situated at Cunchelim, Mapusa, Bardez, North -Goa admeasuring a total area of 1200 sq. mts. Bearing chalta no. 76/1 of P.T sheet No. 9 of the City Survey of Mapusa, which is not inscribed nor described in the Land Registration office of Bardez and neither found to be enrolled in the Revenue office of Bardez, which is more particularly described in the Schedule hereunder written.

AND WHEREAS the **SAID PROPERTY** was owned and possessed by Maria Angelica Lobo, widow of Jasmine Gabriel de Souza, as seen from the old Cadastral survey records of the **SAID PROPERTY**, which are recorded under No. 627 of Cunchelim Village, Bardez, Goa.

AND WHEREAS the **SAID PROPERTY** was further conveyed by the said Mrs. Maria Angelica Lobo and her son and daughter-in-law namely, Joaquim Santana de Souza and his wife Delfina Celcas, in favour of Mrs. Especiosa Vitoria Juliana De Souza Alias Especiosa Vitoria Juliana De Souza Alias Especiosa Julia D'souza Alias Especiosa Julia De Souza Alias Juliana De

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For ESTATE ONE EIGHT INFRALLP

Amey
(Partner)

Souza vide Deed of Sale of Immovable Properties, dated 8/11/1968, bearing registration no. 2190 of book bearing volume no. 28 at folio 112 to 115, which came to be registered on 13/11/1968 in the Office of the Sub-Registrar of Bardez at Mapusa.

AND WHEREAS the name of Especiosa Julian V. De souza came to be recorded in the new promulgated survey records of the **SAID PROPERTY**, underchalta No. 76/1 of P.T. sheet No. 9 in the property card of Cunchelim (Mapusa) City, as its holder in origin of title, the said survey records having been promulgated post the purchase of the **SAID PROPERTY** by the said Especiosa Vitoria Juliana De Souza Alias Especiosa Victoria Juliana De Souza Alias Especiosa Julia D'souza Alias Especiosa Julia De Souza Alias Juliana De Souza alias Especiosa Julian V. De souza, vide Deed of Sale of Immovable Properties, dated 8/11/1968, bearing registration no. 2190 of book bearing volume no. 28 at folio 112 to 115, which came to be registered on 13/11/1968 in the Office of the Sub-Registrar of Bardez at Mapusa.

AND WHEREAS in terms of the above mentioned, Mrs. Especiosa Vitoria Juliana Desouza Alias Especiosa Victoria Juliana De Souza Alias Especiosa Julia D'souza Alias Especiosa Julia De Souza Alias Juliana De Souza came to be the legal owner in possession of the **SAID PROPERTY**, which was confirmed vide Order dated 16th June, 1989 in Proceeding of Possession held in the Office of the City Survey of Mapusa bearing file no. 374.

AND WHEREAS the said Mrs. Especiosa Vitoria Juliana Desouza Alias Especiosa Victoria Juliana De Souza Alias Especiosa Julia D'souza Alias Especiosa Julia De Souza Alias Juliana De Souza was married to Mr. Alex

V. Souza

S.D'souza

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S.D
J D

For ESTATE ONE O EIGHT INFRALLP

Amr
(Partner)

Caetan D'Souza alias Mr. Aleixo Caetano Desouza Alias Aleixo Caetano De Souza Alias Alex Caetano De Souza Alias AleixoD'souza expired and upon their death which took place on 11/02/1993 and 24/01/2022, respectively, an Inventory Proceeding were initiated by their heirs in the Court of the Civil Judge Senior Division, Mapusa, under Inventory Proceeding No. 82/2024/B, wherein it was recorded, that the said deceased expired leaving behind their four children as their sole and universal heirs, namely :

- I. Mr. Estevam Mariano De Souza married to Mrs. Vincila Maria ArcangelaD'souza
- II. Agnes Silvia De Souza Alias Silvia De Souza Alias Silvia Dsouza (unmarried)
- III. Maria Josefina Lina De Souza Alias Josephina D'Souza (unmarried) and
- IV. Mrs. Perpetua Tolentina De Souza alias Perpetua Tolentina Vaz married to Mr. Jose Francisco Vaz

AND WHEREAS as seen from the said Inventory Proceeding No. 82/2024/B, the said Mr. Estevam Mariano De Souza expired on the 04/12/2016 without leaving behind a Will or testamentary disposition of his last wishes but leaving behind his wife Mrs. Vincila Maria ArcangelaD'souza and his two children:

- a) Mrs. Sofia Clara Rosy De Souza married to Mr. Ignatious Allwyn Fernandes and
- b) Miss. Valerie Carmeline De Souza (unmarried).

D Souza
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For ESTATE ONE O EIGHT IN RALLP
[Signature]
(Partner)

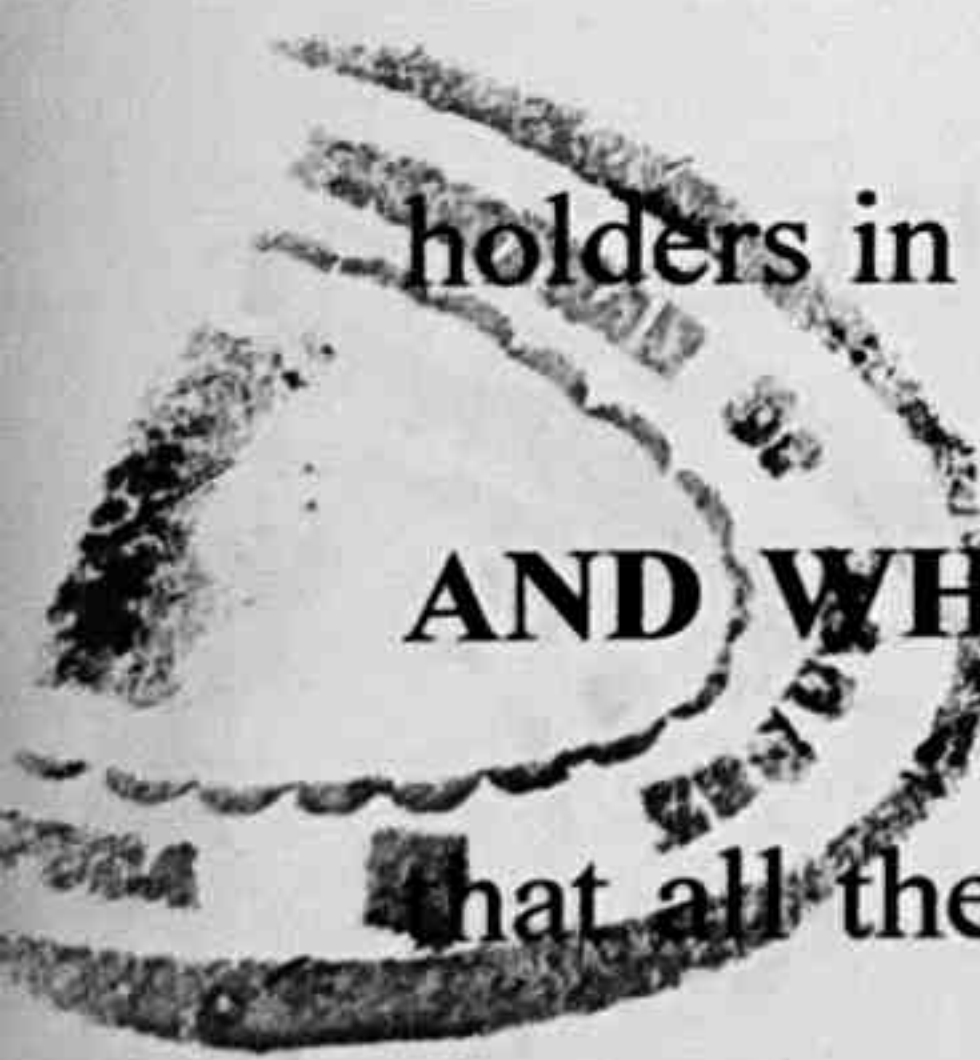
AND WHEREAS in the said Inventory Proceeding bearing no. 82/2024/B initiated in the Court of the Civil Judge Senior Division at Mapusa, the **VENDORS** herein were declared as the sole heirs to the estate of the said Mr. Alex Caetan D'Souza alias Mr. Aleixo Caetano Desouza Alias Aleixo Caetano De Souza Alias Alex Caetano De Souza Alias Aleixo D'Souza and his Wife Mrs. Especiosa Vitoria Juliana Desouza Alias Especiosa Victoria Juliana De Souza Alias Especiosa Julia D'souza Alias Especiosa Julia De Souza Alias Juliana De Souza vide Final Judgment dated 13/03/2024 passed in the above-titled Inventory Proceeding No. 82/2024/B.

AND WHEREAS in terms of the above the **VENDORS** herein are the sole and absolute owners and in exclusive possession of the **SAID PROPERTY**.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER**, that the **VENDORS** are the sole, absolute and exclusive owners and in exclusive possession of the **SAID PROPERTY**.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER** that there are no tenants, mundkars, occupants, claimants or any other rights holders in or to the **SAID PROPERTY**.

AND WHEREAS the **VENDORS** have represented to the **PURCHASER**, that all the aforesaid recitals are true and correct and that the **VENDORS** are the sole, absolute and exclusive owners, and in absolute and exclusive possession of the **SAID PROPERTY**, and there is no other person(s), who can prove or claim a better title to the **SAID PROPERTY**.



D Souza
Ag
S.D
D Souza
Shir
S.D'souza
J D

For ESTATE ONE O EIGHT INFRA LLP
[Signature]
(Partner)

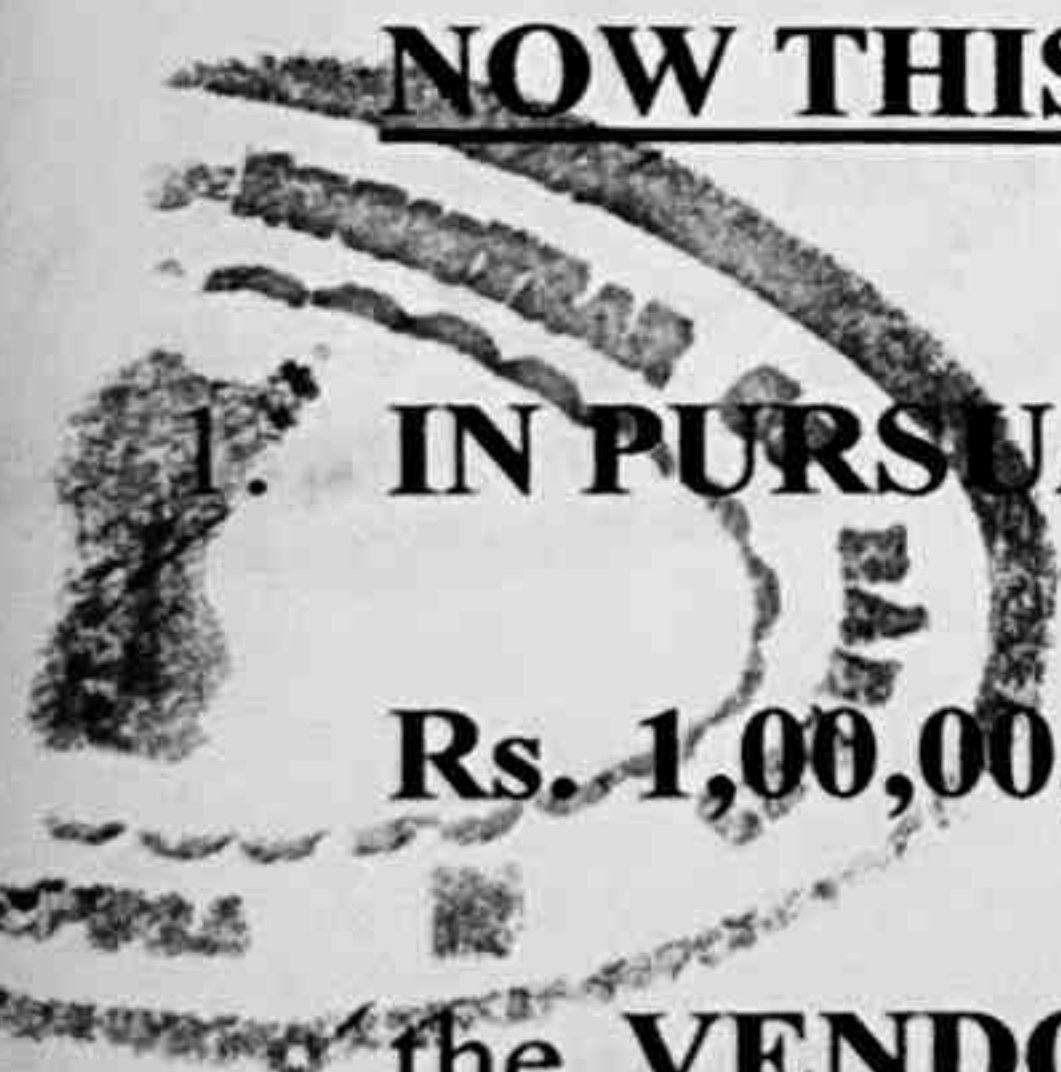
AND WHEREAS based on the aforesaid specific representations of the **VENDORS**, and believing the same to be true, the **PURCHASER** have approached the **VENDORS** with a proposal to purchase from the **VENDORS**, the **SAID PROPERTY**, admeasuring 1200 sq. mts, bearing Chalta No. 76/1 of P. T. Sheet No.9 of Cunchelim (Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez North-Goa, Goa, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 1,00,00,000/-(Rupees One Crore Only)**, subject to the terms and conditions mentioned herein below and the **VENDORS** have agreed to sell the **SAID PROPERTY** to the **PURCHASER** for the aforesaid consideration.

AND WHEREAS as per the Zoning information issued by the NGPDA under ref no NGPDA/tech.Gen/ Mapusa/ Vol.XXV/ 2197/2023 dated 20/10/2023 the **SAID PROPERTY** falls under **ORCHARD ZONE**.

AND WHEREAS the **VENDORS** and the **PURCHASER** are now therefore executing this Deed of Sale, on the following terms and conditions.

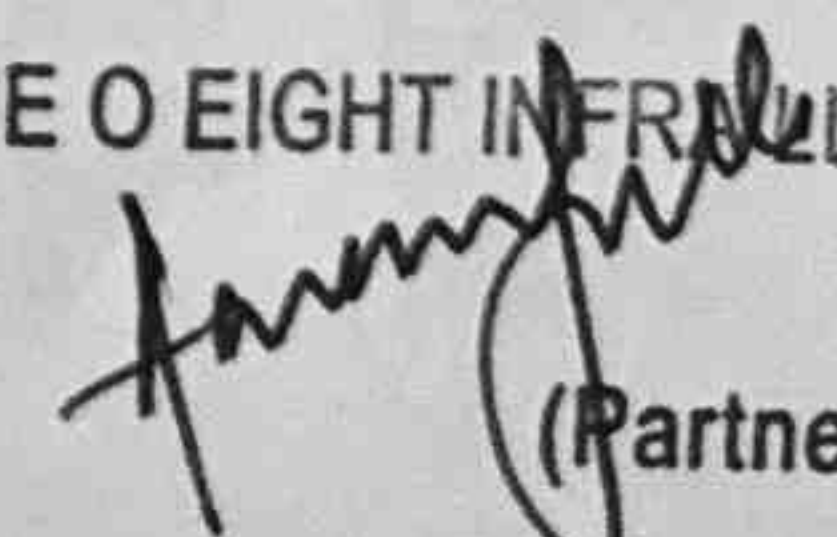
NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. **IN PURSUANCE** of the aforesaid agreement and in consideration of a sum of **Rs. 1,00,00,000/-(Rupees One Crore Only)**, paid by the **PURCHASER** to the **VENDORS**, vide Demand Draft dated 04-06-2024, bearing no. 052520, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 12,37,500 /- (Rupees Twelve Lakhs Thirty Seven Thousand and Five Hundred Only), in favour of the **VENDOR No.1**; vide Demand Draft dated 04-06-2024, bearing



W. Souza *Al* *Plaz* *S. D*

S. D'Souza *Shir* *J D*

For ESTATE ONE O EIGHT INFRA LLP

 (Partner)

no. 052526, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 6,18,750/- (Rupees Six Lakhs Eighteen Thousand Seven Hundred and Fifty Only), in favour of the **VENDOR No.2**; vide Demand Draft dated 04-06-2024, bearing no. 052523, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 3,09,375/- (Rupees Three Lakhs Nine thousand Three hundred and Seventy Five Only), in favour of the **VENDOR No.3**; vide Demand Draft dated 04-06-2024, bearing no. 052527, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 3,09,375/- (Rupees Three Lakhs Nine thousand Three hundred and Seventy Five Only), in favour of the **VENDOR No.4**; vide Demand Draft dated 04-06-2024, bearing no. 052522, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 12,37,500 /- (Rupees Twelve Lakhs Thirty Seven Thousand And Five Hundred Only), in favour of the **VENDOR No.5**; vide Demand Draft dated 04-06-2024, bearing no. 052524, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 12,37,500 /- (Rupees Twelve Lakhs Thirty Seven Thousand And Five Hundred Only), in favour of the **VENDOR No.6**; vide Demand Draft dated 04-06-2024, bearing no. 052521, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 24,75,000/- (Rupees Twenty Four Lakhs And Seventy Five Thousand Only), in favour of the **VENDOR No.7**; vide Demand Draft dated 04-06-2024, bearing no. 052525, drawn on the Axis Bank Ltd., Saket, New Delhi, for a sum of Rs. 24,75,000/- (Rupees Twenty Four Lakhs And Seventy Five Thousand Only), in favour of the **VENDOR No.8** and a sum of Rs. 1,00,000/- (Rupees One Lakh Only) deducted towards TDS and paid to the Income Tax account of the **VENDORS** (the receipt of which entire



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For ESTATE ONE EIGHT INFRA LP
(Partner)

consideration the **VENDORS** do hereby admit and acknowledge and gives full discharge to the **PURCHASER**), the **VENDORS**, as the sole, absolute and exclusive owners of the **SAID PROPERTY**, admeasuring 1200 sq. mts, bearing Chalta No. 76/1 of P. T. Sheet No.9 of Cunchelim(Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the **PURCHASER**, the **SAID PROPERTY**, admeasuring 1200 sq. mts, bearing Chalta No. 76/1 of P. T. Sheet No.9 of Cunchelim(Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the **SAID PROPERTY** or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the **VENDORS** into or upon the **SAID PROPERTY**, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the **PURCHASER**, forever and absolutely.

2. The sale consideration of the **SAID PROPERTY**, has been paid in full in favour of the **VENDORS** and the **VENDORS** categorically and specifically admit and acknowledge the receipt of the entire sale consideration and gives

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For ESTATE ONE O EIGHT LLP
(Partner)

full discharge of the same to the PURCHASER and the VENDORS undertake not to raise any claims or demands against the PURCHASER, in this regard, at any point of time in the future.

3. The **VENDORS** have on this day handed over the physical, vacant, peaceful and irrevocable possession of the **SAID PROPERTY**, to the **PURCHASER**, free from all claims, demands and encumbrances, to have, own, occupy, possess, use and hold the **SAID PROPERTY**, forever, as his/her/their/its own, from this day onwards, without any interferences from any persons whomsoever.

4. The **VENDORS** do hereby covenant with the **PURCHASER** that notwithstanding any act, deed or thing done or executed by the **VENDORS** or knowingly suffered to the contrary by them, the **VENDORS** do have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the **SAID PROPERTY**, hereby sold, transferred, assured, expressed, **UNTO AND TO THE USE** of the **PURCHASER** and the **PURCHASER** shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the **VENDORS** or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.

5. The **VENDORS** shall indemnify and keep indemnified the **PURCHASER** against all penalties, claims and/or demands, if any made against the **SAID PROPERTY**, hereby sold or any part thereof, either independently or through the **VENDORS** or any other person or persons and if any claims are made

Handwritten signatures and initials:
S.D
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P.Vaz
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For ESTATE ONE O EIGHT INFRA LLP
(Signature)
(Partner)

against the **SAID PROPERTY**, the same shall be settled and dealt with by the **VENDORS** alone, at their own cost, without any liability to the **PURCHASE**

6. The **VENDORS** do hereby covenant, undertake and declare as under:
- a) That the **SAID PROPERTY**, is free from all encumbrances, charges, liens, mortgages, equities, claims or demands, whatsoever, and the **VENDORS** have not done anything whereby the **SAID PROPERTY**, may be subject to any attachment, charge or lien of any Bank, Court or person whatsoever or whomsoever.
 - b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the **SAID PROPERTY**.
 - c) That the **SAID PROPERTY**, is not subject matter of any acquisition or requisition or affected by any Government Notification or order or notice under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.
 - d) That the **VENDORS** have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the **SAID PROPERTY**, nor have they agreed to sell or encumber the **SAID PROPERTY**, in any manner whatsoever.
 - e) That the **VENDORS** or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons or entities in over or in respect of the **SAID PROPERTY**, hereby sold.

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For ESTATE ONE O EIGHT INFRA LLP

[Signature]
 (Partner)

- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition, setbacks, easements in respect of the **SAID PROPERTY**, nor is the **SAID PROPERTY**, affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are No Mundkars, Tenants, other right holders, or any other occupants of/on the **SAID PROPERTY**.
- h) There is no access/path passing through the **SAID PROPERTY**.
- i) That the title of the **VENDORS** to the **SAID PROPERTY** is clear and marketable.
- j) That the **VENDORS** have on this day handed over to the **PURCHASER** the peaceful, vacant and irrevocable possession of the **SAID PROPERTY**.
- k) That the **SAID PROPERTY** is not subject to any notice of attachment by the Income Tax Authorities, Enforcement Directorate, Directorate of Revenue Intelligence or any other Government Authorities, or any bankruptcy proceedings initiated against the **VENDORS**.
- l) That the **VENDORS** covenant and undertake to indemnify and keep indemnified the **PURCHASER** and the **SAID PROPERTY**, against all claims or demands, if any, raised with respect to the **SAID PROPERTY**.
- m) That the **VENDORS** covenant that if any claims are made against the **SAID PROPERTY**, the same shall be settled and/or dealt with by the **VENDORS** alone at their own cost, without any liability to the **PURCHASER**.
- n) That the **VENDORS** and all persons claiming through the **VENDORS** shall at all times hereafter, sign and execute all such acts, deeds and documents, as

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[Signature] S.D

For ESTATE ONE EIGHT INFRA
[Signature]
 (Partner)

may be required or called for by the **PURCHASER**, with respect to the **SAID PROPERTY**, at the cost of the **PURCHASER** and the **VENDORS** undertake to make themselves available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the **SAID PROPERTY**, as and when called upon by the **PURCHASER**, without any delay.

7. The **VENDORS** do hereby covenant that they have No Objection for mutation of the survey records of rights, pertaining to the **SAID PROPERTY**, admeasuring 1200 sq. mts, bearing Chalta No. 76/1 of P. T. Sheet No.9 of Cunchelim (Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, to include the name of the **PURCHASER** in the Occupant's Column of the Form I & XIV of the **SAID PROPERTY**, admeasuring 1200 sq. mts, bearing Chalta No. 76/1 of P. T. Sheet No.9 of Cunchelim (Mapusa City), situated in the Village of Cunchelim of the City of Mapusa, Sub-District of Bardez, North-Goa, Goa, and to delete any/all names existing therein, and the **VENDORS** undertakes to fully cooperate in the said process of mutation.

8. The **VENDORS** and the **PURCHASER** covenant that all deeds, documents, understandings, agreements, papers, instruments, communications, etc., exchanged or executed between the **VENDORS** and the **PURCHASER**, with respect to the **SAID PROPERTY**, prior to the execution of this Deed of Sale, stand cancelled, terminated, void, unenforceable and invalid.

[Handwritten signatures and initials]
 P. Vaz S. D.
 S. D. Souza Shiu J. D.

For ESTATE ONE O EIGHT INFRA LLP
[Handwritten signature]
 (Partner)

9. The **VENDORS** covenant that the **PURCHASER** shall from this day onwards hold, own and possess the **SAID PROPERTY**, as its/his/hers/their own, as its sole, absolute and exclusive owner.
10. The **VENDORS** hereby declare that the **SAID PROPERTY** does not belong to Schedule Caste/ Schedule Tribe Community in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.
11. The **PURCHASER** has presently deducted TDS of 1 % on the consideration paid, amounting to Rs. 1,00,000/- (Rupees One Lakh only), which has been credited to the Income Tax Department, to the credit of the **VENDORS**
12. That the cost for orchard land per square meter in the village of Cunchelim is Rs. 18,000/- PSM approximately, however the said transaction is agreed upon @ Rs. 8,333/- PSM which is 46.29% of the deemed amount, balance of which stands rebated in this present transaction.
13. This Deed of Sale is valued at **RS. 1,00,000,00/- (RUPEES ONE CRORE ONLY)**, and accordingly appropriate stamp duty has been paid on this Deed.

[Handwritten signatures]
P. Vaz
Shir

S. D'souza
S. D
J D

For ESTATE ONE O EIGHT INFRA LLP
[Signature]
(Partner)



SCHEDULE

[SAID PROPERTY]

All that Property known as "ANGORBATA" alias "VANGORBATTA", bearing chalta no. 76/1 of P.T sheet No. 9 of Cunchelim (Mapusa City Survey), admeasuring 1200 sq. mts, not found described in the Land Registration Office, not found enrolled in the Taluka Revenue Office, but found recorded in the old Cadastral survey records under No. 627 of Cunchelim Village, situated within the limits of the City survey of Mapusa (Cunchelim), Taluka and Sub-District of Bardez, North-Goa District, Goa, and the same is bounded as under:

EAST: By property bearing chalta no 76/2 of P.T sheet no 9 of Cunchelim Mapusa.

WEST: By property bearing chalta no 82/21-A of P.T sheet no 9 of Cunchelim Mapusa.

NORTH: By Road of Cunchelim Mapusa.

SOUTH: By property bearing chalta no 77/0 of P.T sheet no 9 of Cunchelim Mapusa.

The SAID PROPERTY is delineated in red in the plan annexed hereto.

IN WITNESS WHERE OF the parties hereto have set their hands on the day and year hereinabove.

Donato *Vaz* *S.D*
W. Souza *Alu* *Shir* *J D*
S.D. Souza

For ESTATE ONE O EIGHT INFRA LIP
[Signature]
(Partner)

SIGNED, SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR NO. 1
MRS. VINCILA MARIA ARCANGELA DSOUZA



Mrs. Dsouza

L.H.F. Prints

R.H.F. Prints

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Mrs. Dsouza Dsouza PVaz S.D
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S.D'souza

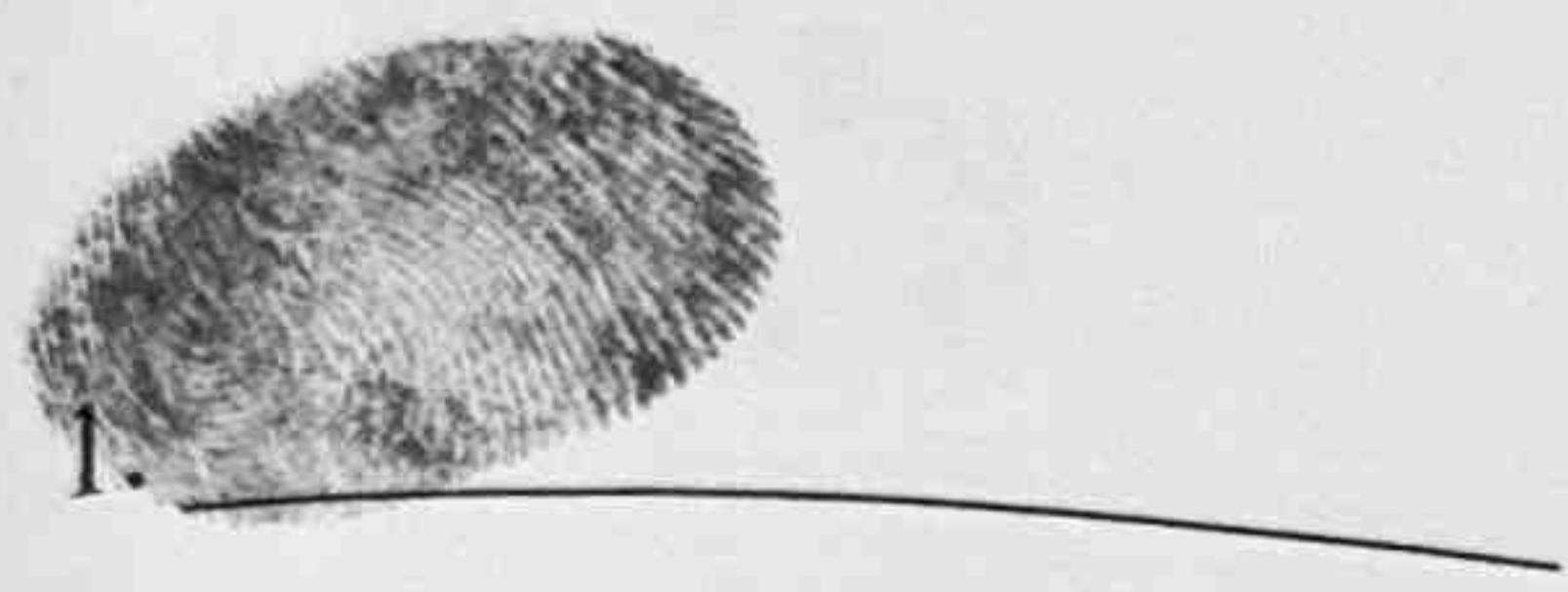
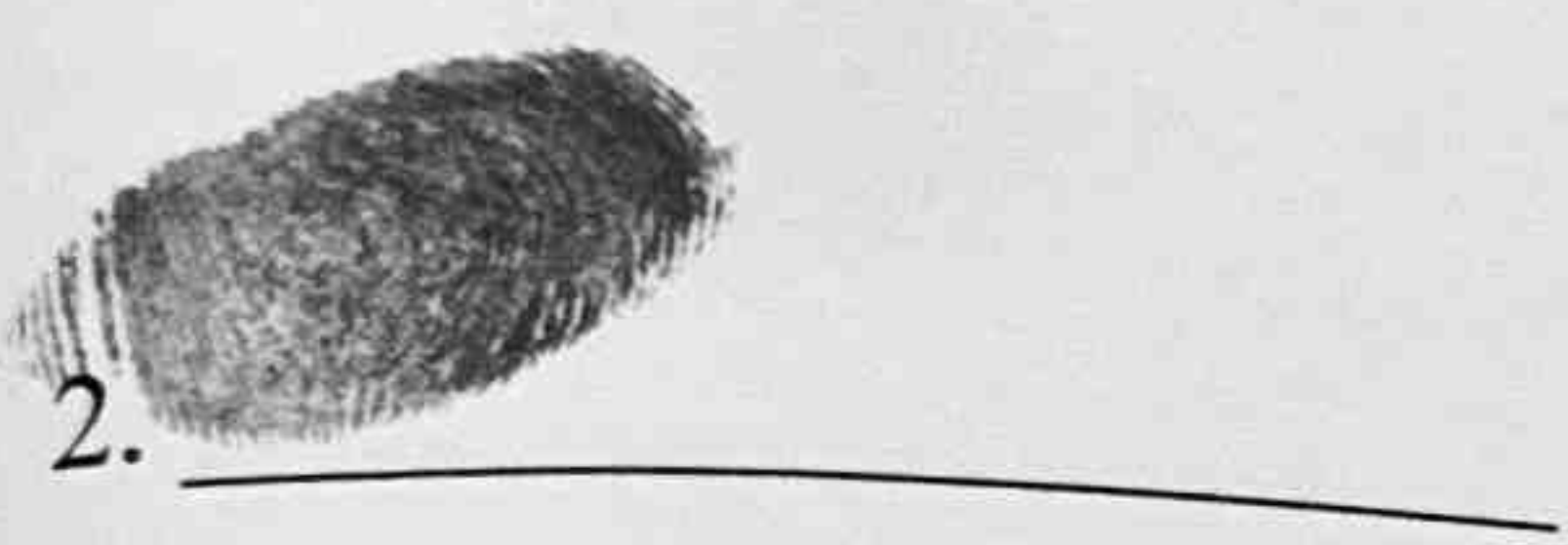
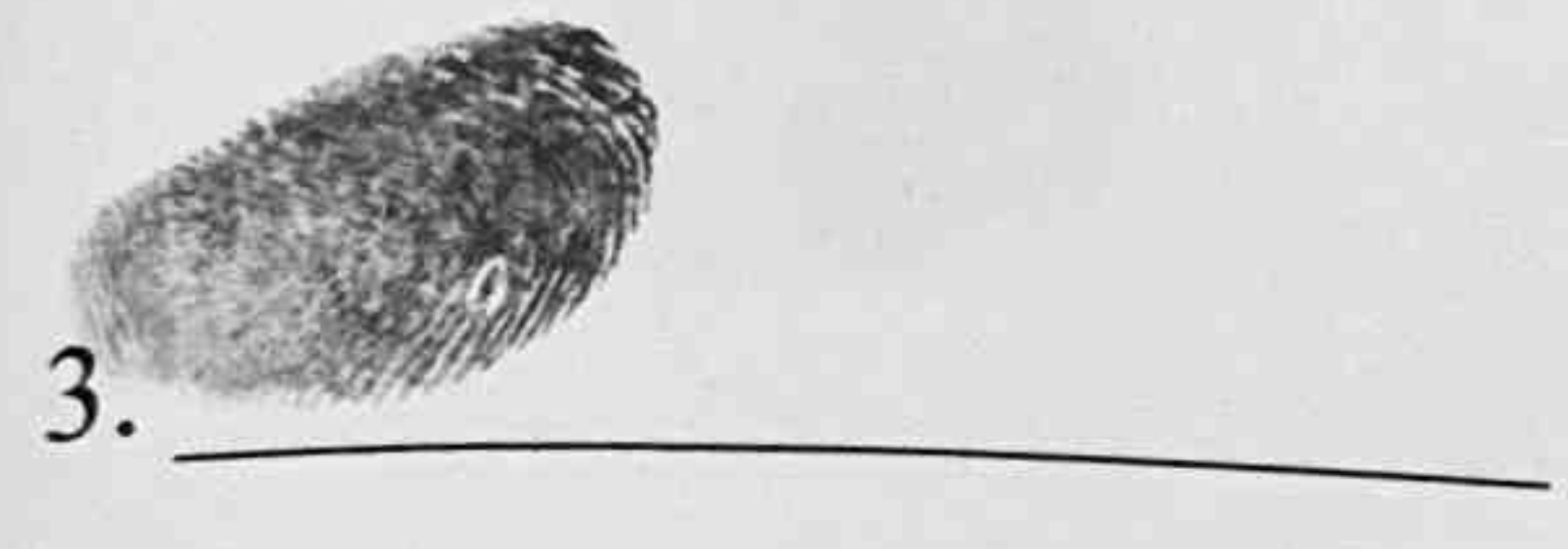
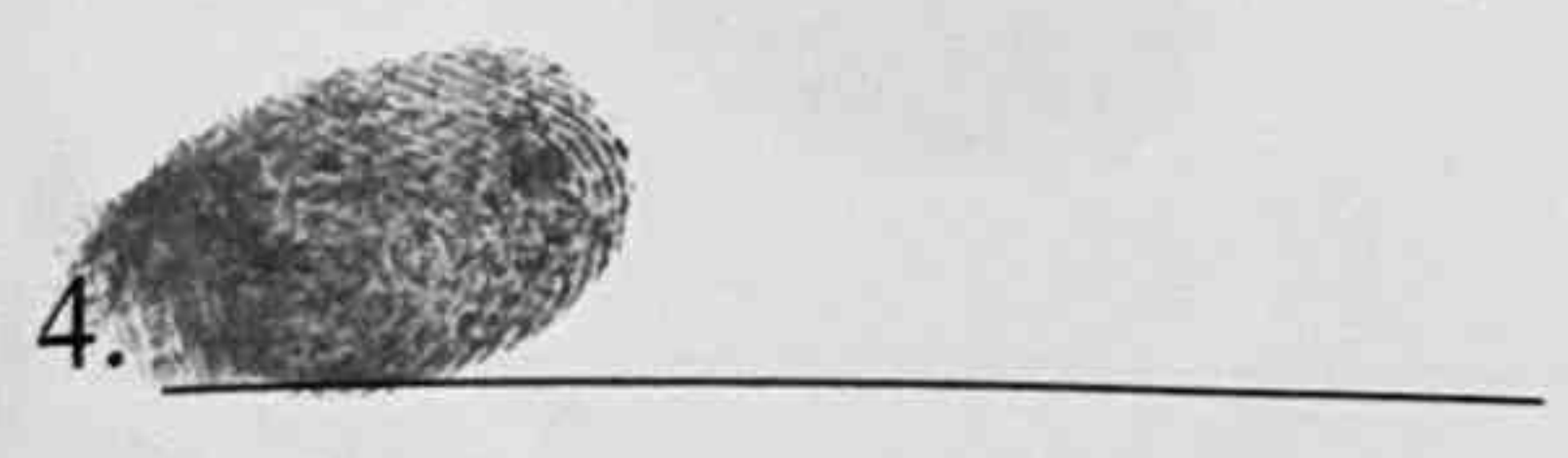
For ESTATE ONE EIGHT
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(Partner)

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR NO. 2
MISS VALERIE CARMELINE DE SOUZA



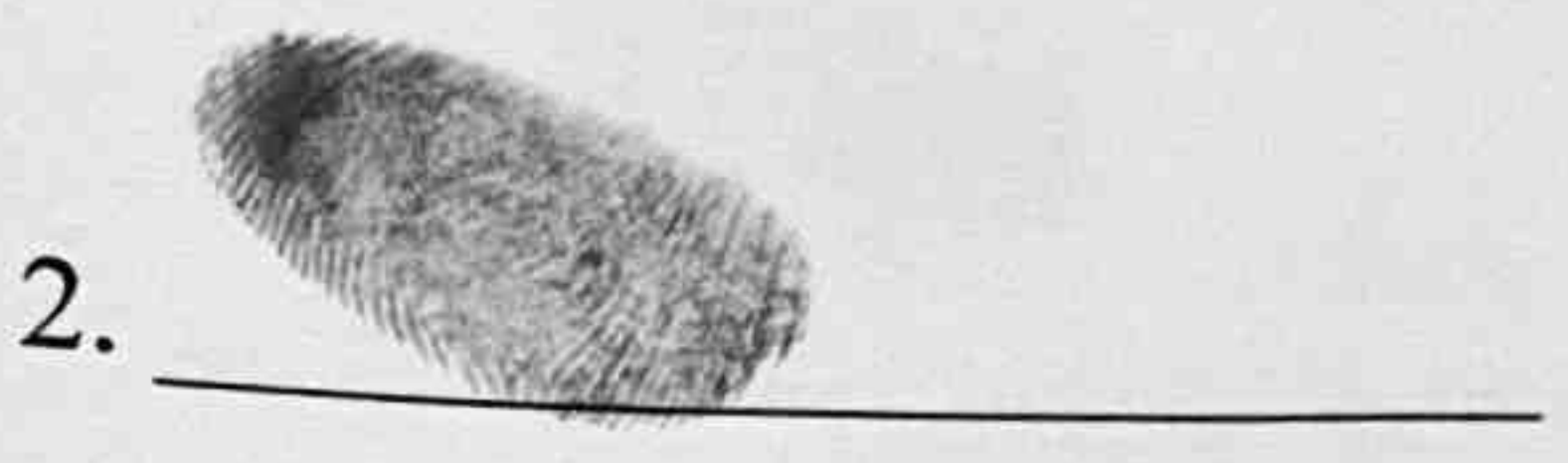
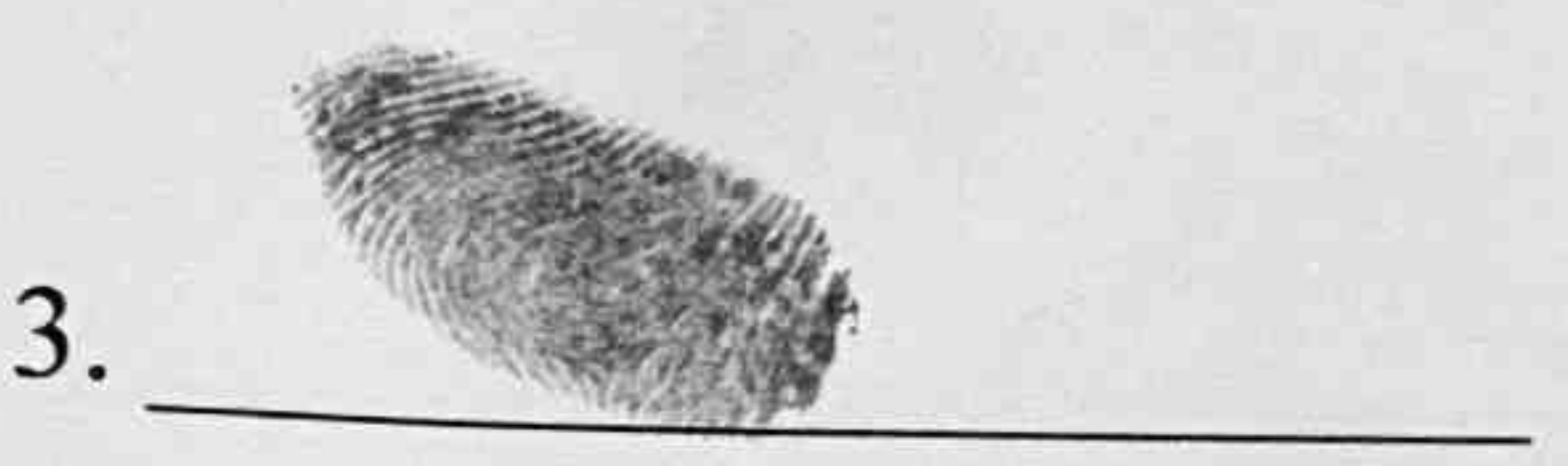
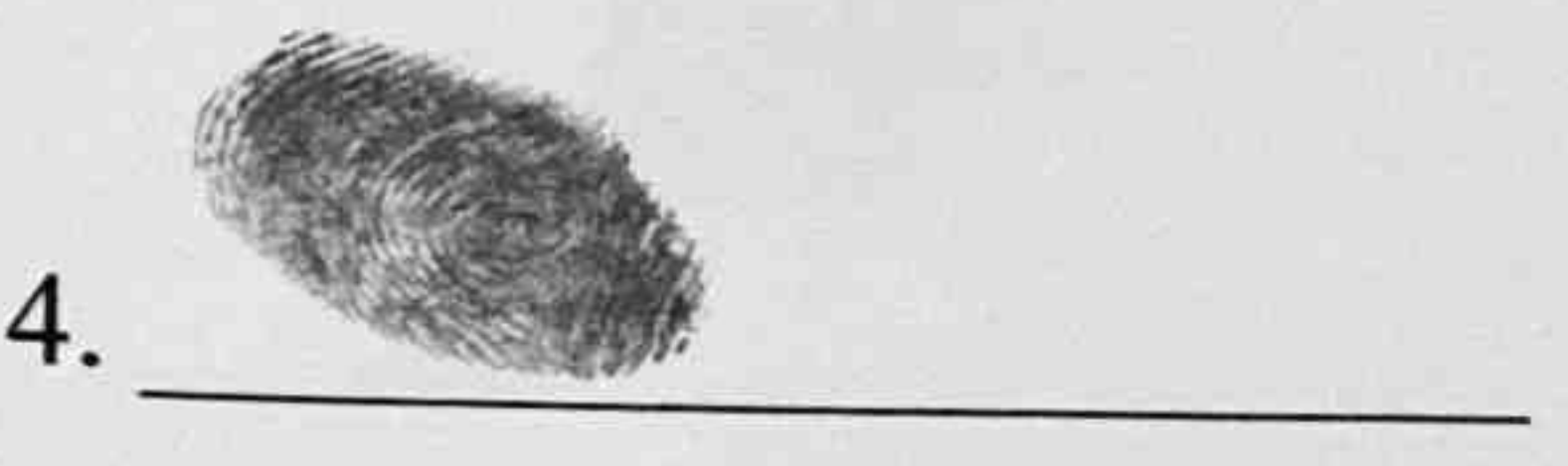
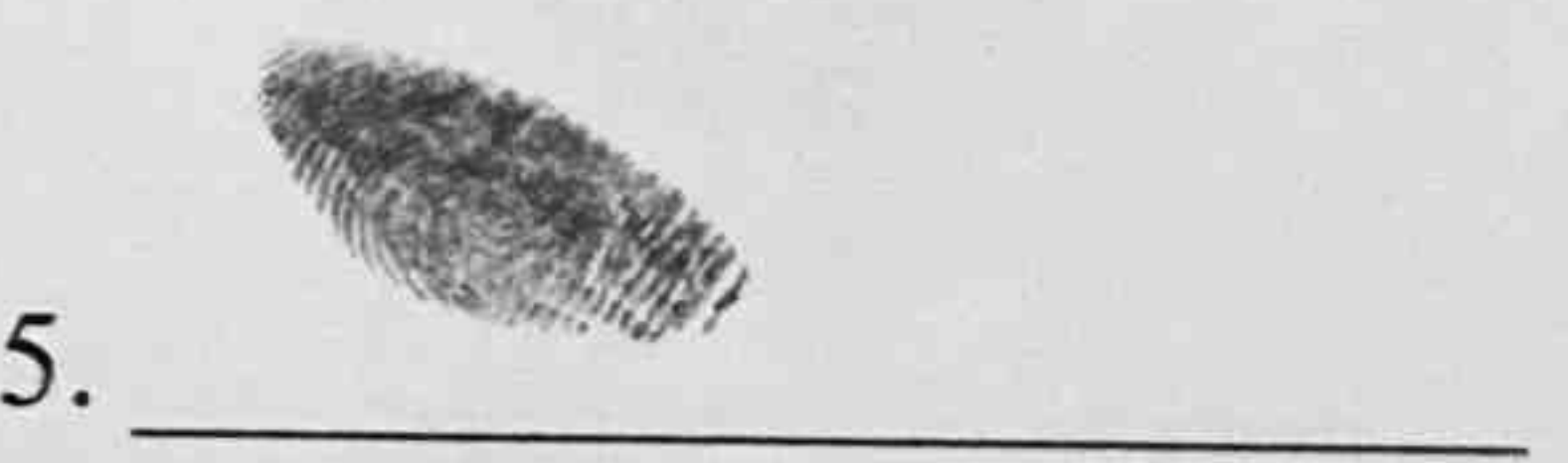
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L.H.F. Prints



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Shir J D

R.H.F. Prints



For ESTATE ONE O EIGHT NEEA LLP

(Partner)

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR NO. 3
MRS. SOFIA CLARA ROSY DE SOUZA



S. D'souza

L.H.F. Prints

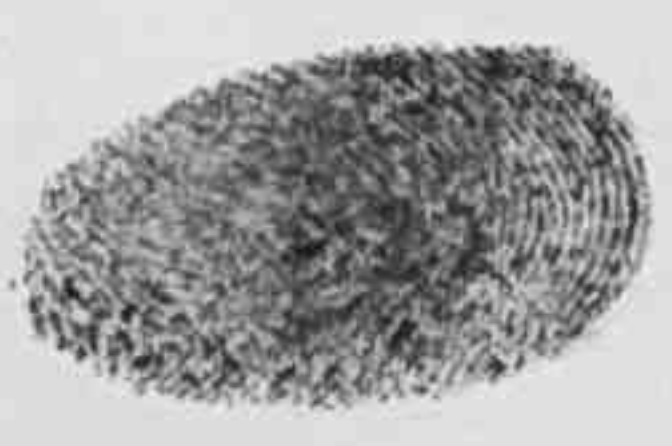
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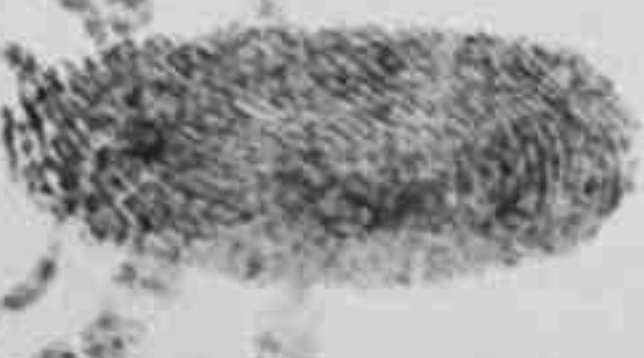
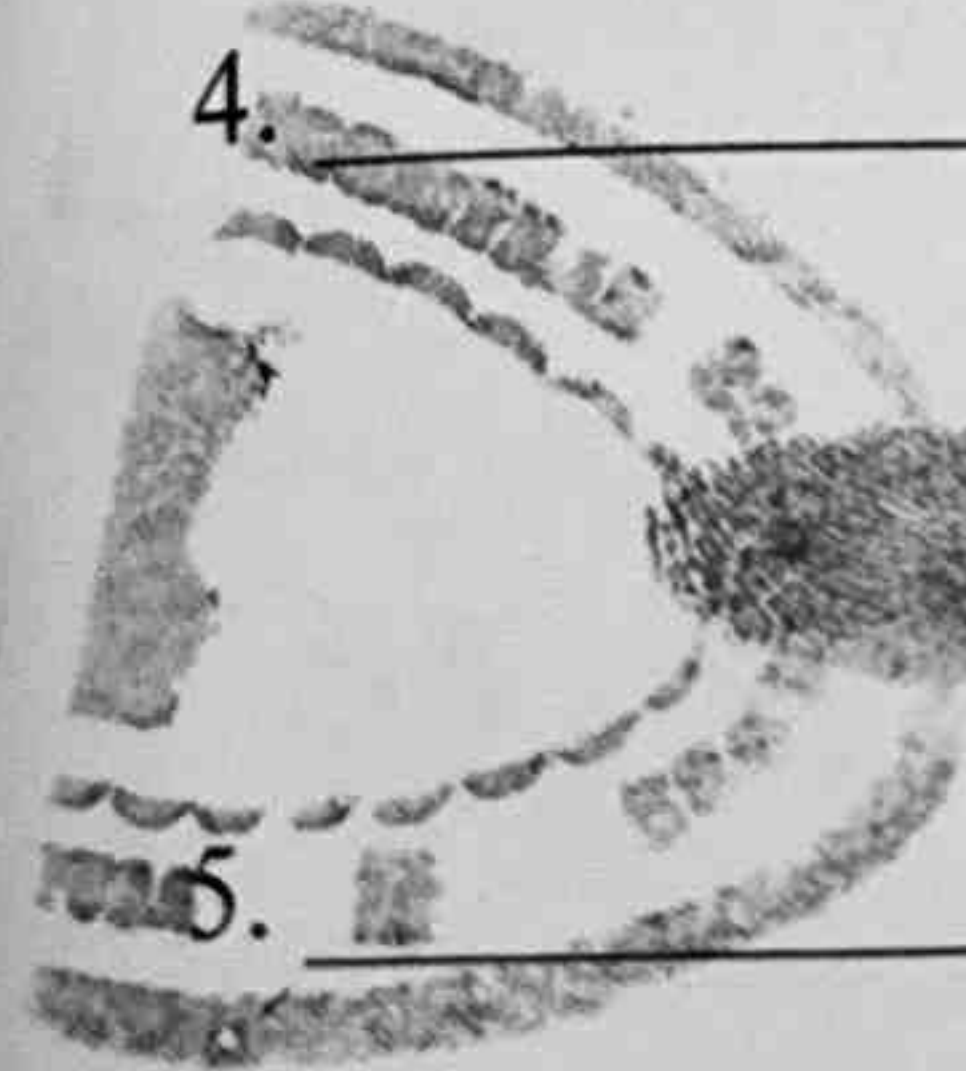
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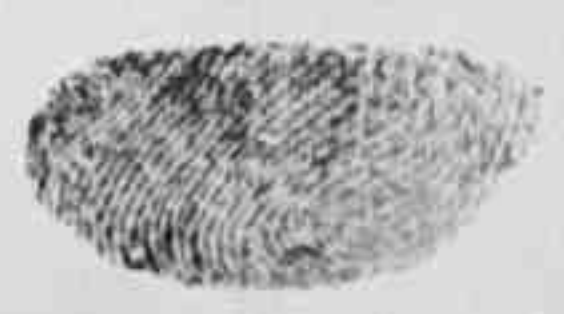
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Souza Paz S.D
S. D'souza Shu J D

For ESTATE ONE O EIGHT INFE
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(Partner)

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR NO. 4
MR. IGNATIUS ALLWYN FERNANDES

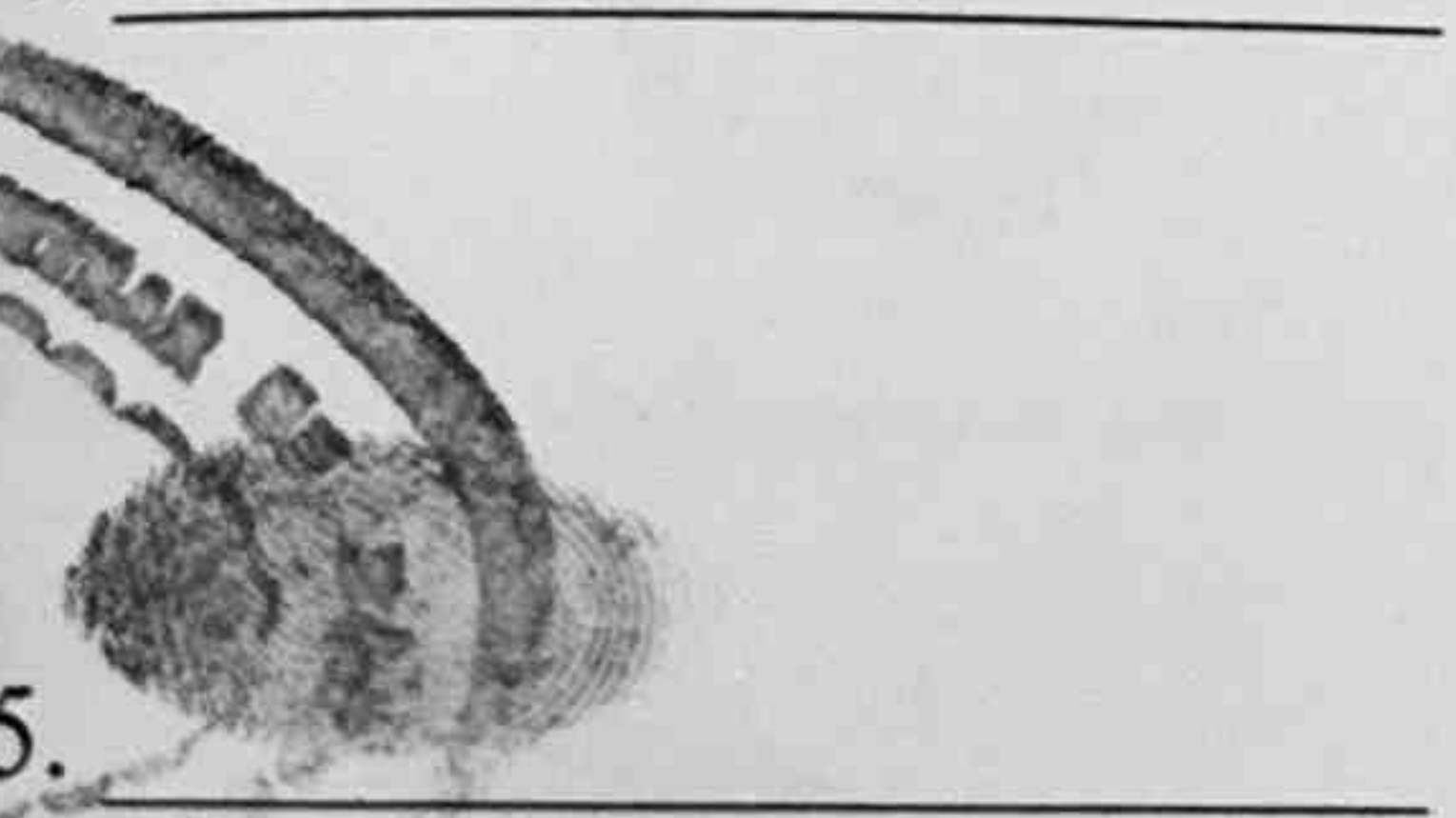
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L.H.F. Prints

R.H.F. Prints



W. Souza
D. Souza
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S. D' Souza
P. Vaz S. D
Shir J D

For ESTATE ONE O EIGHT INERA LLP

[Signature]
(Partner)

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR No. 5
MRS. PERPETUA VAZ
ALIAS PERPETUA TOLENTINA VAZ

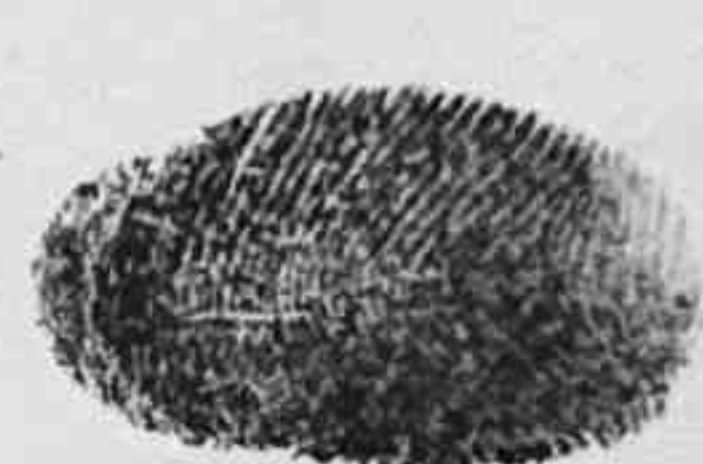
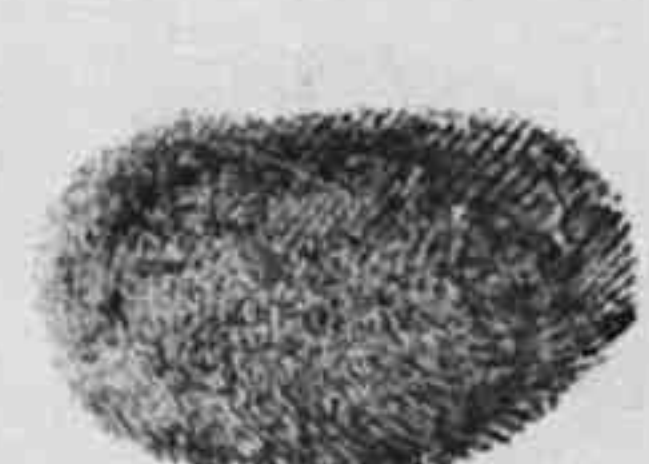
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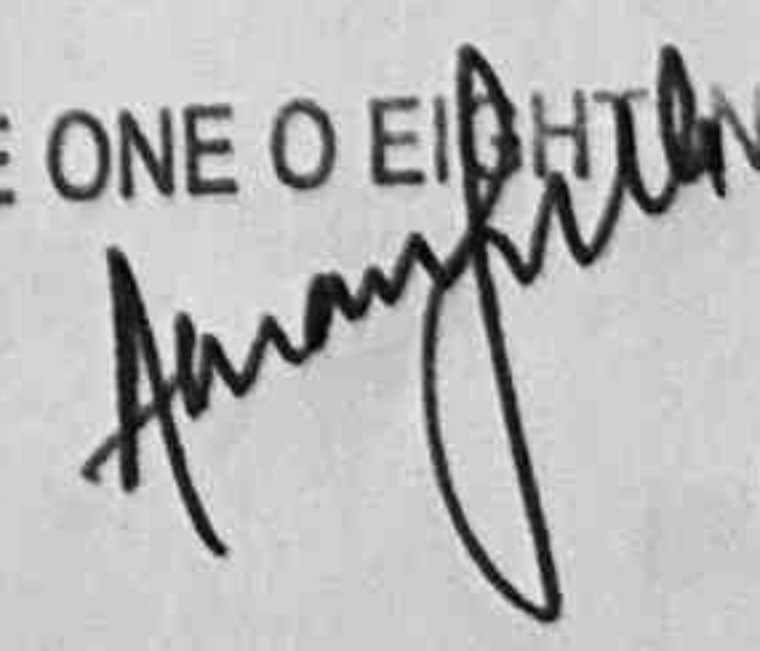
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Handwritten notes:
Dura PVaz S.D
Shir J D
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For ESTATE ONE O EIGHT NFRA LLP

(Partner)

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR NO. 6

MR. JOSEPH FRANCIS VAZ
ALIAS JOSEPH FRANCIS VAS

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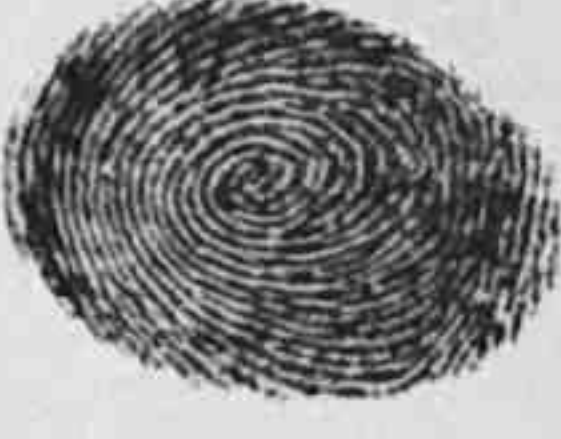
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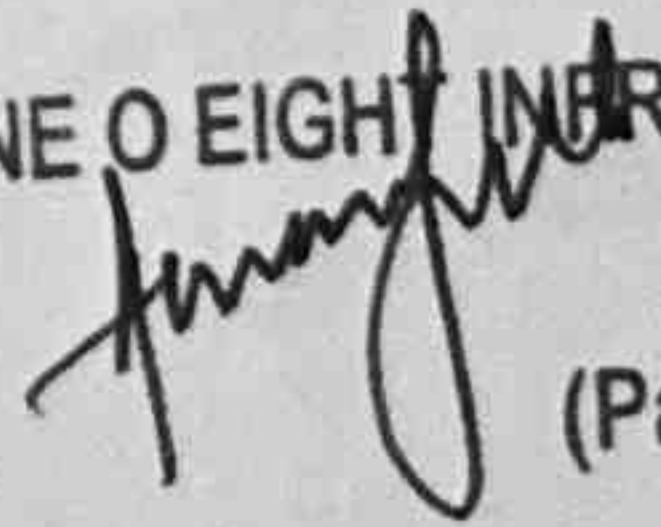
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R.H.F. Prints

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For ESTATE ONE EIGHT INTRA LLP

(Partner)

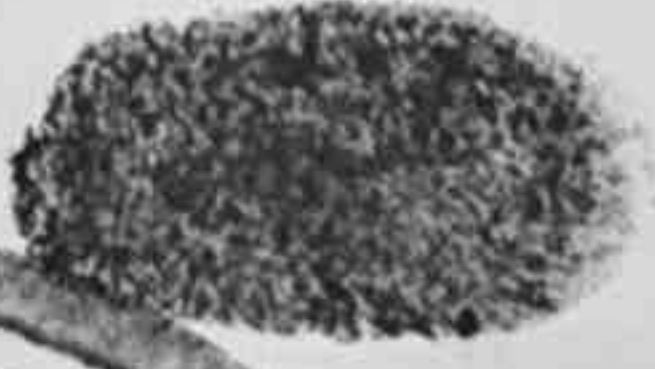
SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR NO. 7
MISS. SILVIA DSOUZA

ALIAS AGNES SILVIA DE SOUZA

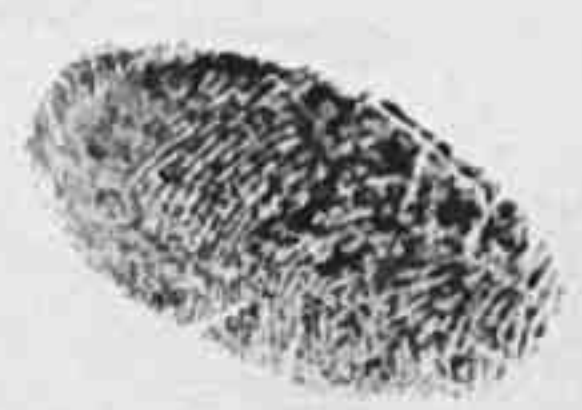
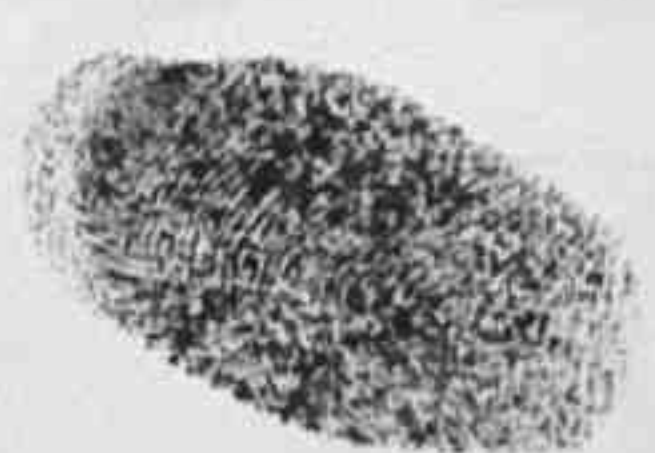
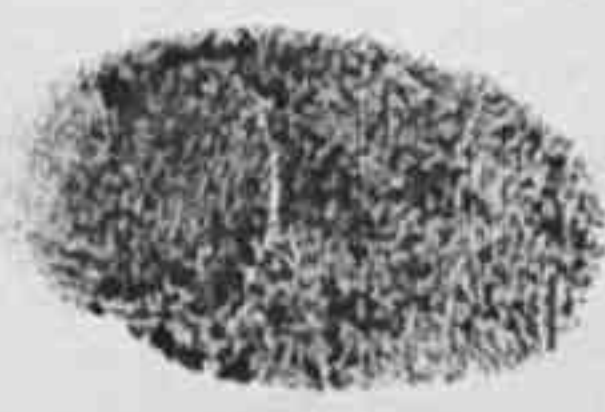
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S. D'souza Ali Shie J D
S. D

For ESTATE ONE O EIGHT FRA LLP
[Signature]
(Partner)

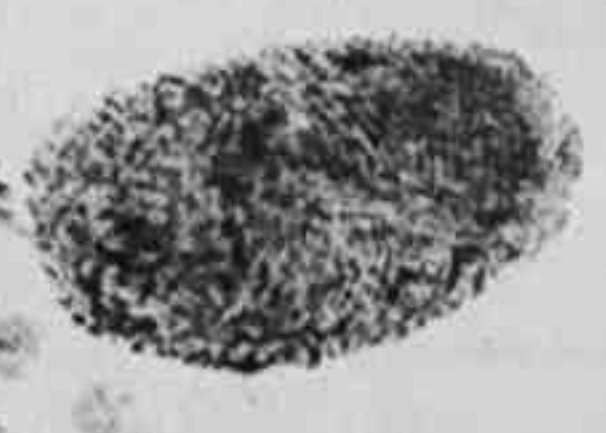
SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED PURCHASER NO. 8
MISS JOSEPHINA D'SOUZA



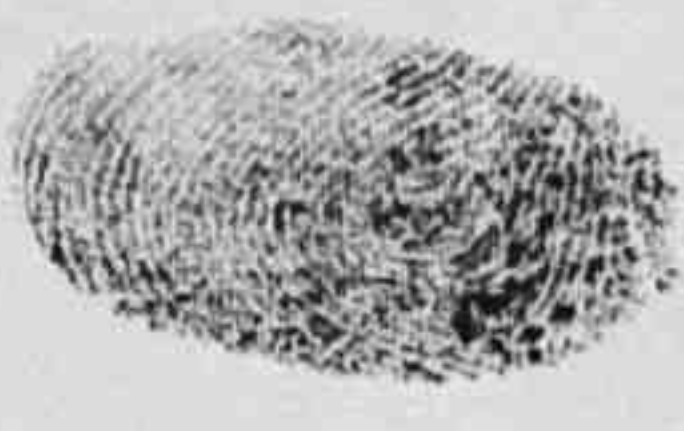
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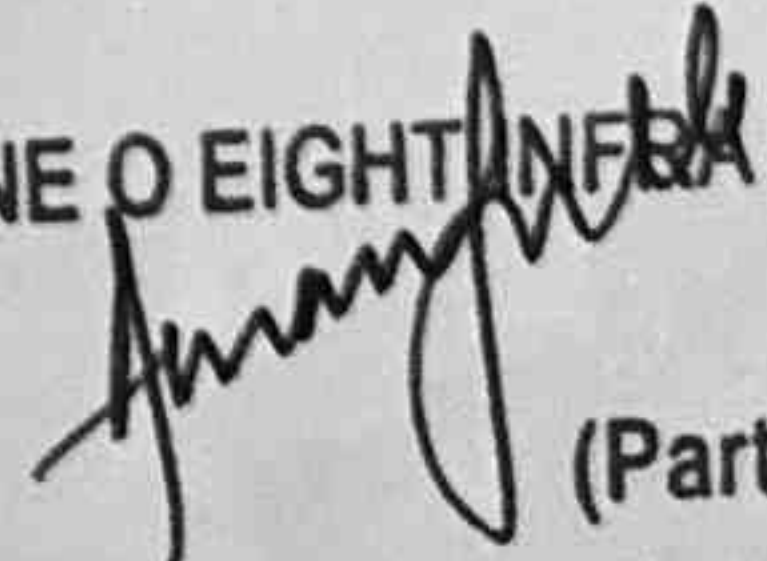
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S. D'souza ~~Alu~~ Shu J D

For ESTATE ONE O EIGHT N FRA LLP

(Partner)

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED PURCHASER
ESTATE ONE O EIGHT INFRA LLP
REPRESENTED HEREIN THROUGH
ITS PARTNER AMAN JULKA



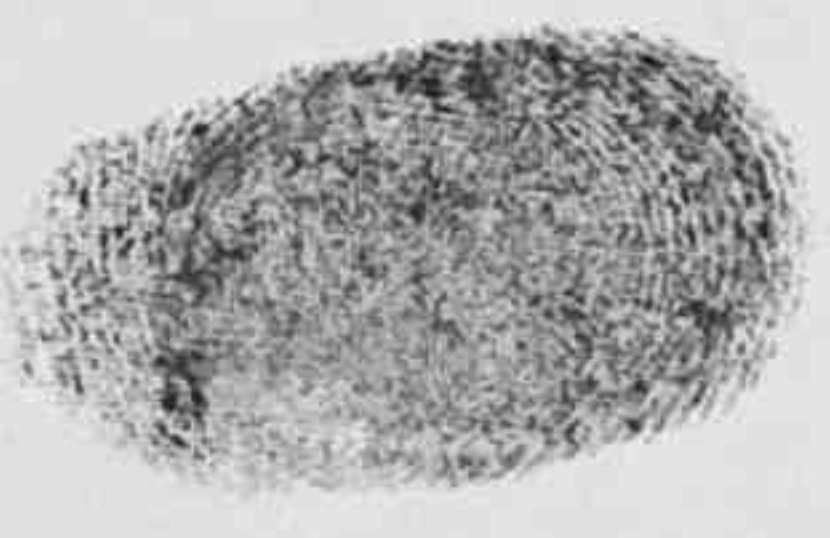
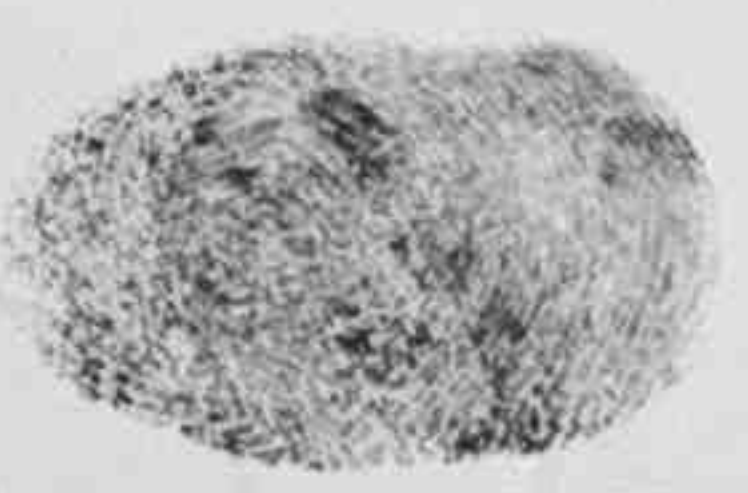
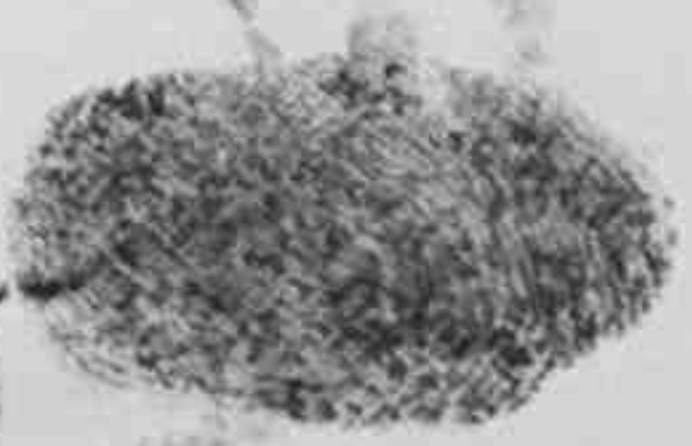
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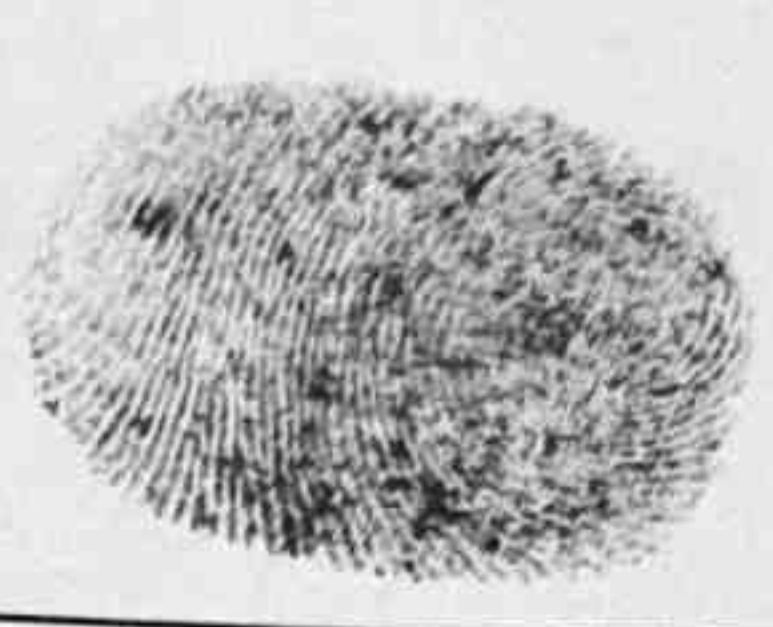
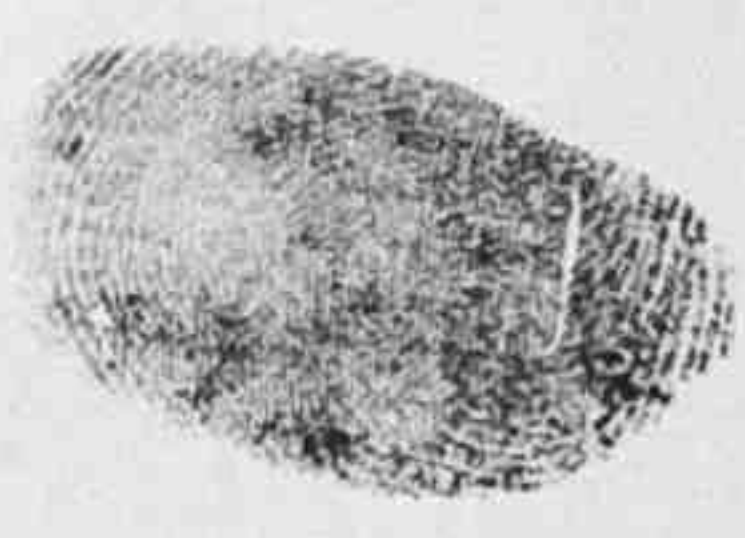
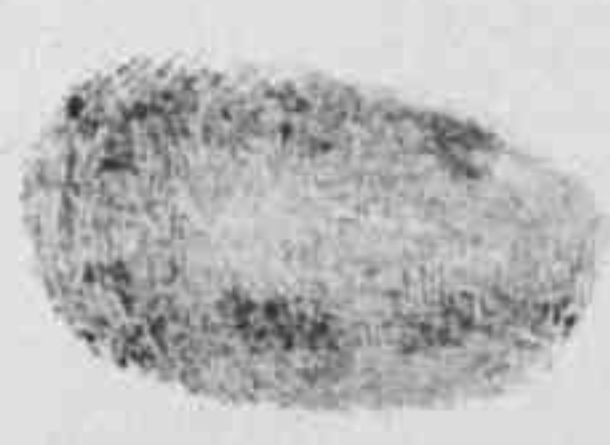
FRA LLP
Aman Julka
(Partner)

For ESTATE ONE O EIGHT INFRA LLP
Aman Julka
(Partner)

L.H.F. Prints

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W. Souza *Almeida* *P. Vaz S. D*
S. D. Souza *Almeida* *Shir J D*

For ESTATE ONE O EIGHT INFRA LLP
Aman Julka
(Partner)

WITNESSES:

1. Name: Adv. Ralph Francis Mascarenhas
 Father's Name: Mr. Melwyn Mascarenhas
 Age: 34 years

Residential Add.: 4/252, Porba waddo, Calangute, North Goa Goa

Signature: R. Mascarenhas

2. Name: Adv. Vailankanni Sebastiana Dias
 Father's Name: Mr. Basilio Reginaldo Dias
 Age: 28 years

Residential Add.: 136, Gaunsawaddo, Mapusa, Bardes - Goa

Signature: Dias

S.D.
S.D.

S.D'souza

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Al

Shi

S.D

J D



For ESTATE ONE O EIGHT INFRA LLP

[Signature]
 (Partner)



Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / City Name : BARDEZ / Cunchelim
PTS / Chalta No. : 9/76/1

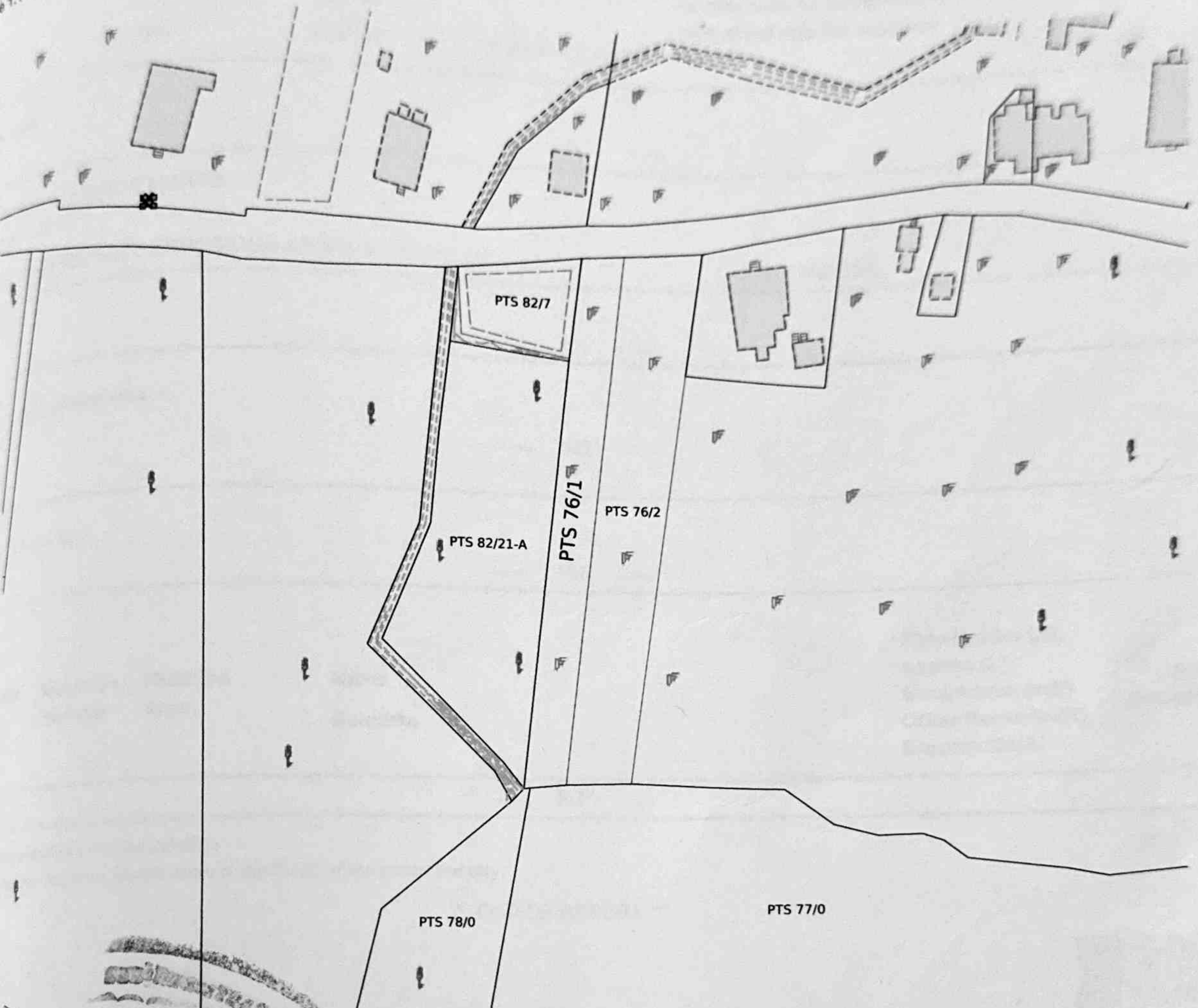
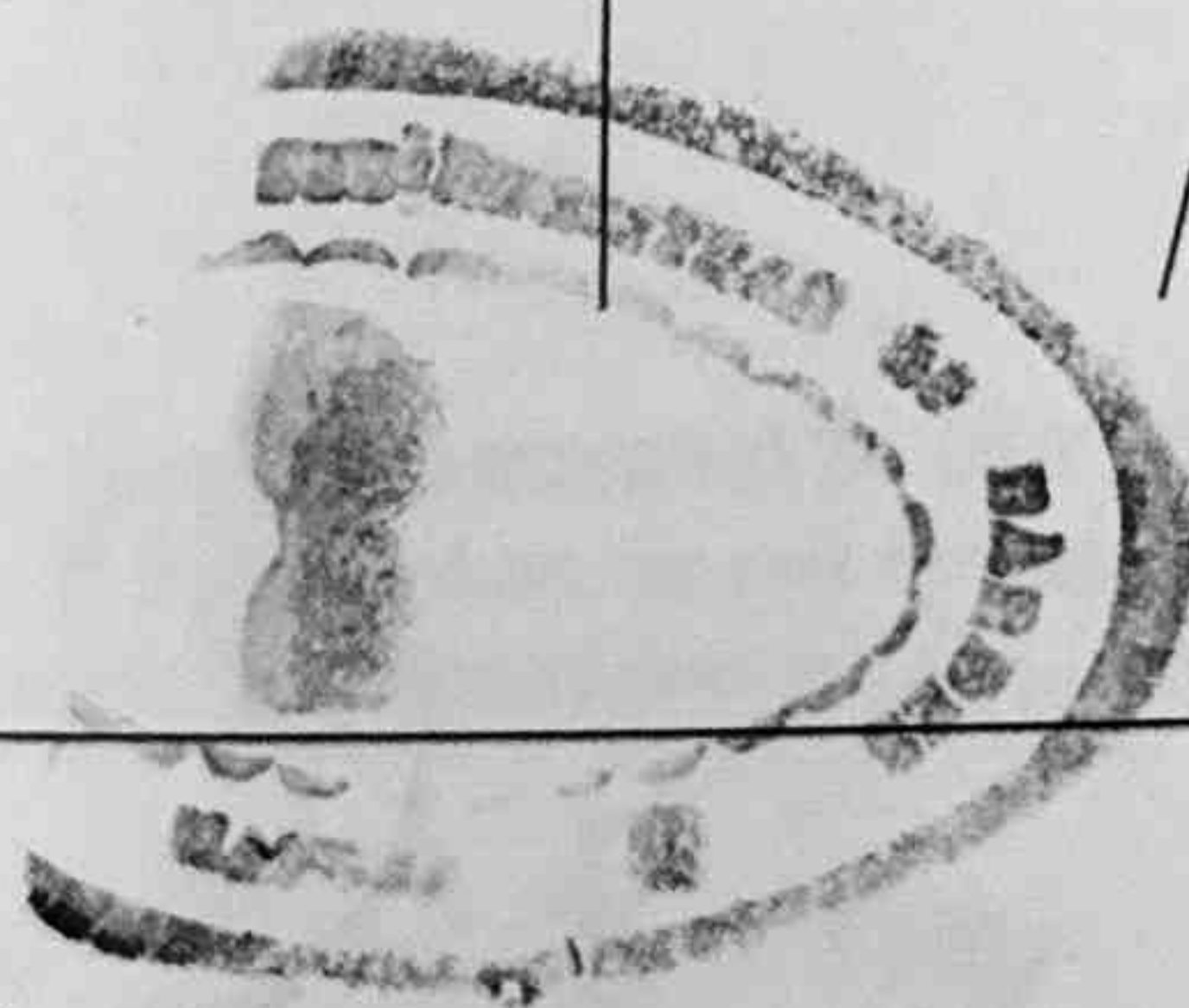
2721
2024

Appln Date : 02-05-2024

Ref. No. : 1469



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5. Disouza
Alu

Muz S.D
Shir J D

PATRICK
HENDERSON
GONSALVES
For ESTATE ONE O EIGHT KERRA LLP
(Partner)

Digitally signed by
PATRICK HENDERSON
GONSALVES
Date: 2024.05.06 15:18:37
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Page Size : A3



Government of Goa
Form 'D'
See Rule 7
Goa Land Revenue (City Survey) Rules, 1969
Property Card of Cunchelim[Mapusa] city

2721
2024

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Page No. 1

Date 05/06/2024

Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
9	76/1	1200.00	OCCUP. CLASS I		Private
Holders in the origin of the title (as far as traced) -					
POSSESSION OF SMT. ESPECIOSA JULIAN V. DE SOUZA					
R/O. MAPUSA.					
Other Encumbrances -					
Nil					
Other Remarks -					
Nil					
Mutation Details -					
Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)	
Nil					

Bracketed entries indicate Deletion
For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



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S.D. May
J.D.
S.D. Souza

Shil

For ESTATE ONE O EIGHT INFRA LLP

(Partner)



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 06-Jun-2024 10:56:04 am

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1	Stamp Duty	450000
2	Registration Fee	300000
3	Tatkal appointment fee	50000
4	Mutation Fees	2000
5	Processing Fee	2120
Total		804120

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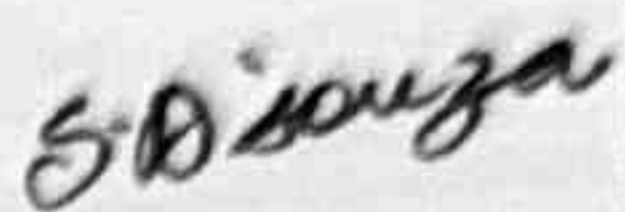
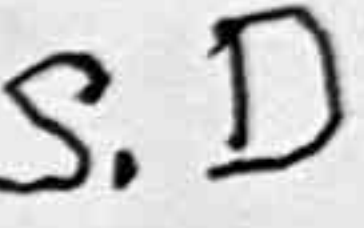
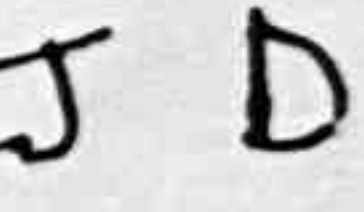
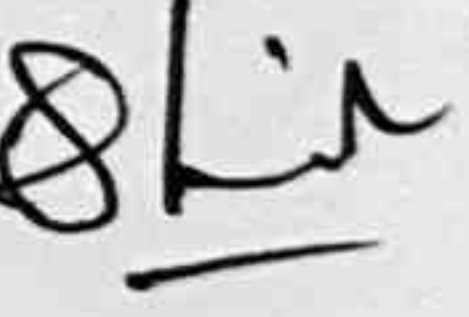
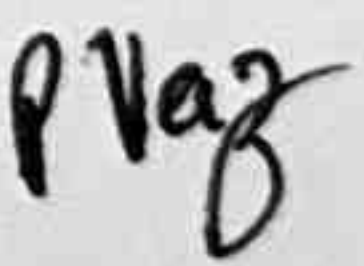
Stamp Duty Paid : 450000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMAN JULKA PARTNER ESTATE ONE O EIGHT INFRA LLP ,Father Name:ASHOK JULKA, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 41 A, CLUB DRIVE ROAD, M G ROAD, GHITORNI, MEHRAULI SOUTH DELHI , DELHI, Address2 - , PAN No.: [redacted]			

Executer

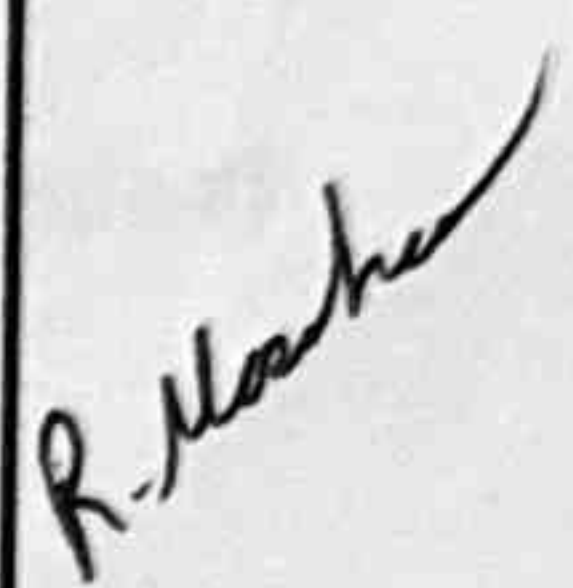
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VINCILA MARIA ARCANGELA DSOUZA , Father Name:JOAQUIM SIMPLICIO DSOUZA, Age: 53, Marital Status: Widow ,Gender:Female,Occupation: Service, H. NO. 150, CUNCHELIM, MADIANWADD0, MAPUSA, NORTH GOA, GOA, PAN No.: [redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	VALERIE CARMELINE DESOUZA , Father Name:ESTEVAM MARIANO DE SOUZA , Age: 22, Marital Status: Unmarried ,Gender:Female,Occupation: Service, H. NO. 150, CUNCHELIM, MADIANWADDO, MAPUSA, NORTH GOA, GOA, PAN No.: [REDACTED]			
3	SOFIA CLARA ROSY DE SOUZA , Father Name:STEVEN MARIAN DSOUZA ALIAS ESTEVAM MARIANO DE SOUZA , Age: 30, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. NO. 475, DANVA VTC TIVIM, TIVIM, BARDEZ, NORTH GOA, GOA, PAN No.: [REDACTED]			
4	IGNATIUS ALLWYN FERNANDES , Father Name:CUSTODIO P. FERNANDES, Age: 34, Marital Status: Married ,Gender:Male,Occupation: Service, H. NO. 475, DANVA VTC TIVIM, TIVIM, BARDEZ, NORTH GOA, GOA, PAN No.: [REDACTED]			
5	SILVIA DSOUZA Alias AGNES SILVIA DE SOUZA , Father Name:ALEIXO CAETANO DSOUZA Alias ALEX D'SOUZA, Age: 65, Marital Status: Spinster ,Gender:Female,Occupation: Unemployed, H.NO. 150, GARANT, CUNCHELIM, MAPUSA, BARDEZ, NORTH GOA, GOA, PAN No.: [REDACTED]			
6	JOSEPHINA D'SOUZA , Father Name:ALEX CAETANO D'SOUZA, Age: 63, Marital Status: Unmarried ,Gender:Female,Occupation: Unemployed, H.NO. 150, GARANT, CUNCHELIM, MAPUSA, BARDEZ, NORTH GOA, GOA, PAN No.: [REDACTED]			
7	JOSEPH FRANCIS VAZ Alias JOSEPH FRANCIS VAS , Father Name:PATRICIO SANTANA VAZ, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Service, HOUSE OF BOM JESUS, A2/SF4, NEAR BASILICA CHURCH ELLA, OLD GOA, VELHA-GOA, NORTH GOA, GOA, PAN No.: [REDACTED]			
8	PERPETUA TOLENTINA VAZ Alias PERPETUA VAZ , Father Name:Alex Caetano DSouza, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Housewife, HOUSE OF BOM JESUS, A2/SF4, NEAR BASILICA CHURCH ELLA, OLD GOA, VELHA-GOA, NORTH GOA, GOA, PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	AMAN JULKA PARTNER ESTATE ONE O EIGHT INFRA LLP Father Name:ASHOK JULKA, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, 41 A, CLUB DRIVE ROAD, M G ROAD, GHITORNI, MEHRAULI SOUTH DELHI , DELHI PAN No.: [REDACTED]			 (Partner)

Witness:
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ralph Francis Mascarenhas ,Age: 34,DOB: ,Mobile: 9284926694 ,Email: juliamasky145@gmail.com ,Occupation:Advocate , Marital status : Unmarried , Address:403516, H.no. 4/252 Porba Vaddo Calangute North Goa Goa, H.no. 4/252 Porba Vaddo Calangute North Goa Goa, Calangute, Bardez, NorthGoa, Goa			
2	Name: Vailankanni Sebastiana Dias ,Age: 28,DOB: ,Mobile: 9370717526 ,Email: diazvalankani26@gmail.com ,Occupation:Advocate , Marital status : Unmarried , Address:403507, H.NO. 136, H.NO. 136, GAUSAWADDO MAPUSA BARDEZ GOA, Mapusa, Bardez, NorthGoa, Goa			


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