



GOVERNMENT OF GOA  
REGISTRATION DEPARTMENT  
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR, SALCETE  
Margao - Goa



2563

## STAMP DUTY CERTIFICATE

### ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

STAMP DUTY OF ₹ **27,00,000/-**

**(RUPEES TWENTY SEVEN LAKHS ONLY)**

PAID VIDE E -RECEIPT NO 202200542026 DATED: 25/06/2022

IN THE GOVERNMENT TREASURY.



*Suraj R Vernekar*

SURAJ R VERNEKAR  
CIVIL REGISTRAR CUM SUB REGISTRAR, SALCETE  
MARGAO GOA

### DOCUMENT DETAILS

NATURE OF THE DOCUMENT	: DEED OF SALE
PRE REGISTRATION NUMBER	: 20220000024674
DOCUMENT SERIAL NUMBER	: 2022-MGO-2563
DATE OF PRESENTATION	: 30 <sup>TH</sup> JUNE 2022
DOCUMENT REGISTRATION NUMBER	: MGO-1-2504-2022
DATE OF REGISTRATION	: 30 <sup>TH</sup> JUNE 2022
NAME OF THE PRESENTER	: NIRESH PRAVAS NAIK
REGISTRATION FEE PAID	: ₹ 18,00,000/-
PROCESSING FEES PAID	: ₹ 3120/-
MUTATION FEES PAID	: ₹ 2500/-

*Suraj R Vernekar*  
CIVIL REGISTRAR  
- CUM -  
SUB-REGISTRAR  
SALCETE



**Government of Goa  
Directorate of Accounts**

Opp. Old Secretariat,  
Fazenda Building, Panaji Goa  
Phone: 0832-2225548/21/31

202200542026

Echallan No. 202200542026

**e-Receipt**

Department : 10 - NOTARY SERVICES

Echallan Date : 25/06/2022 12:20:23

Name and Address of Party : SapanaCeramics | 9822125057  
Margao Goa

Service: Stamp Duty

	Amount
Stamp Duty	₹ 2700000.00

Total Amount : ₹ 2,700,000.00

(Rs. Twenty Seven Lakh Only )

Department Data: 20220000024674 NOTAR|20220000024674 NOTARY

Bank ref No: CPABUGZEBB  
Status: Success  
Payment Date: 27/06/2022 17:00:14  
Payment Gateway: SBI\_MOPS



Print Date: 28/06/2022 09:30:32

NIRESH NAIK

**DEED OF SALE**

(1. Paulita Noronha)

(2. Antonio J D S Noronha)

(3. Elizabeth O P S F e Noronha)

(4. Maria de Luz Noronha)

(5. Artur Lobo)

(6. Maria D A J Noronha)

(7. Francisco Noronha)

(8. Maria Celeste Alberto)

(9. Ralindo Alberto)

(10. Noel J D J Noronha)

(11. Mercy B S e Noronha)

(Leo Arcanjo Pereira)

(Nihar V C Pereira)

(Nihar V C Pereira)

(Niresh P Naik)

THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 27<sup>th</sup> day of the month of June in the year Two Thousand Twenty Two (27-06-2022);

**BETWEEN**

1. Mrs. **MARIA PAULA EDNA IDA DA GRACA PINTO E NORONHA** alias **PAULITA NORONHA** alias **MARIA EDNA PAULITA IDA DA GRACA PINTO**, daughter of late Antonio Leonel da Graca Pinto, widow of Abel Angelo da Piedade Noronha, aged 85 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] housewife, resident of House No. 472, St. Joaquim Road, Borda, Margao, Salcete, Goa 403 602;

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nishesh P. Naik)	



2. Mr. **ANTONIO JUSTINO DOS SANTOS NORONHA**, son of late Abel Angelo da Piedade Noronha, aged 58 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Telephone No. [REDACTED] Advocate, married; and his wife,

3. Mrs. **ELIZABETH OF PERPETUAL SOCCOUR FONSECA E NORONHA**, daughter of Jose Diogo Luis da Fonseca, aged 45 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Email ID: [REDACTED] Mobile Phone No. [REDACTED] housewife, both residents of House No. 472, Borda, Margao, Salcete, Goa 403 602;




*J.N.*

(1. Paulita Noronha)	<i>Antonio J D S</i> (2. Antonio J D S Noronha)	<i>Elizabeth O P S F e</i> (3. Elizabeth O P S F e Noronha)	<i>Maria de Luz</i> (4. Maria de Luz Noronha)
<i>Artur Lobo</i> (5. Artur Lobo)	<i>Maria D A J</i> (6. Maria D A J Noronha)	<i>Francisco Noronha</i> (7. Francisco Noronha)	<i>Maria Celeste Alberto</i> (8. Maria Celeste Alberto)
<i>Ralindo Alberto</i> (9. Ralindo Alberto)	<i>Noel J D J</i> (10. Noel J D J Noronha)	<i>M. Noronha</i> (11. Mercy B S e Noronha)	<i>Leo Arcanjo Pereira</i> (Leo Arcanjo Pereira)
<i>Nihar V C Pereira</i> (Nihar V C Pereira)	<i>Nihar V C Pereira</i> (Nihar V C Pereira)	<i>Nirish P. Naik</i> (Nirish P. Naik)	


4. Mrs. **MARIA DE LUZ ODETTE ALICE DE NORONHA LOBO** alias **MARIA DE LUZ LOBO**, daughter of late Abel Angelo da Piedade Noronha, aged about 57 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] [REDACTED] Mobile Phone No. [REDACTED] teacher, married; and her husband,

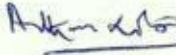
5. Mr. **ARTUR FRANCISCO DE FATIMA SEBASTIAO LOBO** alias **ARTHUR FRANCISCO LOBO**, son of late Antonio Augusto Sebastiao Lobo, aged about 65 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] [REDACTED] Mobile Phone No. [REDACTED] retired, both


  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth OPS F e Noronha)

  
(4. Maria de Luz Noronha)

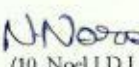
  
(5. Artur Lobo)

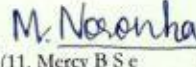
  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nitesh D. Bank)



residents of House No. 13/413/1, Plot-30, Caculo Colony, near Youth Hostel, Miramar Panaji, Goa 403 001;

6. Mrs. **MARIA DOS ANJOS JUDITH DE NORONHA**, daughter of late Abel Angelo da Piedade Noronha, aged about 55 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] service, married; and her husband,

7. Mr. **FRANCISCO JULIO DA PIEDADE DA VEIGA BARBOSA NORONHA**, son of late Camilo Coelho Barbosa Noronha, aged about 62 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] retired, both residents of House No. 2783,

*P.N.*

(1. Paulita Noronha)

*Antonio J D S*

(2. Antonio J D S Noronha)

*Elizabeth O P S F e*

(3. Elizabeth O P S F e Noronha)

*M. Lobo*

(4. Maria de Luz Noronha)

*Artur Lobo*

(5. Artur Lobo)

*Maria D A J*

(6. Maria D A J Noronha)

*Francisco*

(7. Francisco Noronha)

*Maria Celeste Alberto*

(8. Maria Celeste Alberto)

*Ralindo Alberto*

(9. Ralindo Alberto)

*Noel J D J*

(10. Noel J D J Noronha)

*M. Noronha*

(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*

(Leo Arcanjo Pereira)

*Nihar V C Pereira*

(Nihar V C Pereira)

*Nihar V C Pereira*

(Nihar V C Pereira)

*Niresh P. Nank*

(Niresh P. Nank)

Raikar Road, Below Government Rest House, Monte Hill,  
Margao, Goa 403 602;

8. Mrs. **MARIA CELESTE EVELYN DE NORONHA** alias **MARIA CELESTE ALBERTO** alias **CELESTE EVELYN ALBERTO** alias **MARIA CELESTE EVELYN DE NORONHA ALBERTO**, daughter of late Abel Angelo da Piedade Noronha, aged about 53 years, Indian National holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] housewife, married; and her husband,

9. Mr. **RALINDO MANUEL DE JESUS NORONHA ALBERTO** alias **RALINDO MANUEL ALBERTO** alias **RALINDO ALBERTO**, son of Jaime Manuel Sebastiao Alberto, aged about 56 years, Indian National,

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nresh P. Naik)	



holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] Mechanical Engineer, both residents of House No. 7, Sun Flower Apartments, Near Pharmacy College, Panaji, Goa 403 001;

10. Mr. **NOEL JOAQUIM DE JESUS NORONHA** alias **NOEL JOAQUIM DE J NORONHA**, son of late Abel Angelo da Piedade Noronha, aged about 48 years, Indian National, holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] employed, married; and his wife,

11. Mrs. **MERCY BERNADETTE SALDANHA E NORONHA** alias **MERCY BERNADETTE NORONHA**, daughter of late Francis Saldanha, aged about 38 years, Indian National, holding Income Tax

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Niresh P. Naik)	





PAN Card [REDACTED] Aadhaar Card No. [REDACTED]  
 [REDACTED] Mobile Phone No. [REDACTED] housewife, both  
 residents of House No. 12/4931, St. Joaquim Road, Near  
 Sapana Woods Building, Borda, Margao, Goa 403 602;  
 hereinafter collectively referred to as "the VENDORS"  
 (which expression shall mean and include all their heirs,  
 successors, legal representatives, administrators, executors  
 and assigns) OF THE FIRST PART;

AND

**SAPANA CERAMICS PRIVATE LIMITED**, a Company  
 duly incorporated under The Companies Act, 1956, and  
 registered under Corporate Identity No.  
 [REDACTED] U26921GA1979PTC000375 with the Registrar of Companies  
 at Panaji, Goa; having its Registered Office at Nanu House,  
 House No. 15/1448, Varde Valaulicar Road, Margao, Goa

*P.N.*  
 (1. Paulita Noronha)

*Antonio J D S*  
 (2. Antonio J D S  
 Noronha)

*Elizabeth O P S F e*  
 (3. Elizabeth O P S F e  
 Noronha)

*M. Lobo*  
 (4. Maria de Luzz  
 Noronha)

*Artur Lobo*  
 (5. Artur Lobo)

*Maria D A J*  
 (6. Maria D A J  
 Noronha)

*Francisco*  
 (7. Francisco Noronha)

*Maria Celeste*  
 (8. Maria Celeste  
 Alberto)

*Ralindo*  
 (9. Ralindo Alberto)

*Noel J D J*  
 (10. Noel J D J  
 Noronha)

*M. Noronha*  
 (11. Mercy B S e  
 Noronha)

*Leo*  
 (Leo Arcanjo Pereira)

*Nihar V C Pereira*  
 (Nihar V C Pereira)

*Nihar V C Pereira*  
 (Nihar V C Pereira)

*Nitesh P. Naik*  
 (Nitesh P. Naik)



403 601, holding Income Tax PAN Card [REDACTED]  
 Mail ID: [REDACTED] hereinafter referred to as "the  
**PURCHASER**" (which expression shall mean and include  
 all its Directors, successors-in-office, legal representatives,  
 attorneys, administrators, executors and assigns) OF THE  
 SECOND PART.

AND

1. Mr. **LEO ARCANJO PEREIRA**, son of late Antonio  
 Pereira, aged about 63 years, Indian National, holding  
 Income tax PAN Card [REDACTED], Aadhaar Card No.  
 [REDACTED] Email ID: [REDACTED]  
 Mobile Phone No. 9 [REDACTED] business, widower,  
 residing at House No. 241/4, Bethesda, Alemasai,  
 Sinquetim, Navelim, Salcete, Goa 403 707;

*P.N.*  
 (1. Paulita Noronha)

*Antonio J D S*  
 (2. Antonio J D S  
 Noronha)

*Elizabeth O P S F e*  
 (3. Elizabeth O P S F e  
 Noronha)

*M. Lobo*  
 (4. Maria de Luz  
 Noronha)

*Artur Lobo*  
 (5. Artur Lobo)

*Maria D A J*  
 (6. Maria D A J  
 Noronha)

*Francisco Noronha*  
 (7. Francisco Noronha)

*Maria Celeste*  
 (8. Maria Celeste  
 Alberto)

*Ralindo Alberto*  
 (9. Ralindo Alberto)

*Noel J D J*  
 (10. Noel J D J  
 Noronha)

*M. Noronha*  
 (11. Mercy B S e  
 Noronha)

*Leo Arcanjo Pereira*  
 (Leo Arcanjo Pereira)

*Nihar V C Pereira*  
 (Nihar V C Pereira)

*Nihar V C Pereira*  
 (Nihar V C Pereira)


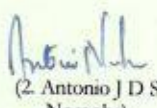


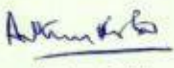
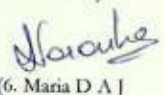
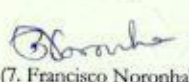

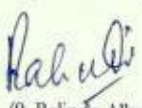
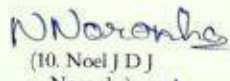
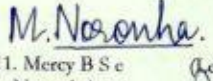




*Nitesh P. Naik*  
 (Nitesh P. Naik)



2. Mr. **NIHAR VIANNEY CAESAR PEREIRA** alias **NIHAR V C PEREIRA**, son of Leo Arcanjo Pereira, aged about 25 years, Indian National, holding Income tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Email ID: [REDACTED] Mobile Phone No. [REDACTED] business, bachelor, residing at House No. 241/4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa 403 707;

3. Mr. **RYBECK SAVIO ANTONIO PEREIRA** alias **RYBECK S A PEREIRA**, son of Leo Arcanjo Pereira, aged about 24 years, Indian National, holding Income tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Email ID: [REDACTED] Mobile Phone No. [REDACTED] business, bachelor, residing at House

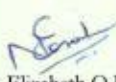
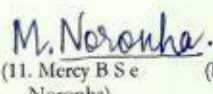


 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nitesh P. Naik)	

No. 241/4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa 403 707;

4. Miss. **KYLA MARIA PEREIRA**, daughter of Leo Arcanjo Pereira, aged about 22 years, Indian National, holding Income tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED] Email ID: [REDACTED] Mobile Phone No. [REDACTED] business, spinster, residing at House No. 241/4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa 403 707; all hereinafter referred to as "**the CONFIRMING PARTY**" (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE THIRD PART;

AND

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nireesh P. Nalik)	

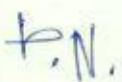


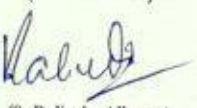
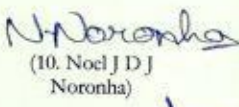




**L & L BUILDERS PRIVATE LIMITED**, a Company duly incorporated under The Companies Act, 1956, and registered under Corporate Identity No. U701001GA2008PTC005908 with the Registrar of Companies at Panaji, Goa, registered as "L AND L BUILDERS PRIVATE LIMITED"; having its Registered Office at 6<sup>th</sup> Floor, L and L Correia Pride, Near KTC Bus Stand, Margao, Goa 403 601, holding Income Tax PAN Card

E-Mail ID: [REDACTED]

hereinafter referred to as "the **CONSENTING PARTY**" (which expression shall mean and include all its Directors, successors-in-office, legal representatives, attorneys, administrators, executors and assigns) OF THE FOURTH PART.



- |   |   |   |   |
|---|---|---|---|
| <br>(1. Paulita Noronha) | <br>(2. Antonio J D S Noronha) | <br>(3. Elizabeth O P S F e Noronha) | <br>(4. Maria de Luz Noronha)  |
| <br>(5. Artur Lobo)      | <br>(6. Maria D A J Noronha)   | <br>(7. Francisco Noronha)           | <br>(8. Maria Celeste Alberto) |
| <br>(9. Ralindo Alberto) | <br>(10. Noel J D J Noronha)  | <br>(11. Mercy B S c Noronha)        | <br>(Leo Arcanjo Pereira)      |
| <br>(Nihar V C Pereira)  | <br>(Nihar V C Pereira)       |   | <br>(Nitesh P. Malik)          |

WHEREAS the **PURCHASER** is represented herein by its Director, Mr. **Niresh Pravas Naik**, son of Pravas Krishna Naik, aged about 45 years, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] 1055, Email ID: [REDACTED] Mobile Phone No. [REDACTED] businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403 601; by virtue of Resolution dated 23-02-2009 passed in the meeting of the Board of Directors of the **PURCHASER**, a true certified copy whereof is being presented before the Sub-Registrar of Salcete at Margao, Goa, at the time of presentation of this Deed for the purposes of its registration under The Indian Registration Act, 1908;

AND WHEREAS, the **members No. 3 and 4 of the CONFIRMING PARTY** are represented herein by their

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. M. Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Niresh P. Naik)	



brother, Mr. Nihar Vianney Caesar Pereira, the member No. 2 of the CONFIRMING PARTY, by virtue of General Power of Attorney executed on 08-10-2018 before the Notary of Margao, Mr. Prasad S. Naik, under his Registration No. 4182, a true certified copy whereof is being presented before the Sub-Registrar of Salcete at Margao, Goa, at the time of presentation of this Deed for the purposes of its registration under The Indian Registration Act, 1908;

AND WHEREAS the CONSENTING PARTY is represented herein by its Director, Mr. Nihar Vianney Caesar Pereira, son of Leo Arcanjo Pereira, aged about 25 years, Indian National holding Income tax PAN [REDACTED], Aadhaar Card No. [REDACTED] Email ID: [REDACTED] Mobile Phone No. [REDACTED] business, bachelor, residing at House No. [REDACTED]



 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F c Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nires P. Naik)	

241/4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa 403 707; by virtue of Resolution dated 17-11-2020 passed in the meeting of the Board of Directors of the **CONSENTING PARTY**, a true certified copy whereof is being presented before the Sub-Registrar of Salcete at Margao, Goa, at the time of presentation of this Deed for the purposes of its registration under The Indian Registration Act, 1908;

AND WHEREAS there exists a property denominated "Soclem Kandechem Moroda" or "Unquem Pequeno" also known as "Ulquem" or "Soclem Kandeavelem Moroda" also known as "Soclem Kandechem Moroda", situated at Fatorda of Margao City, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, which is,



*P. N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*M. Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
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*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nirish P. Naik*  
(Nirish P. Naik)


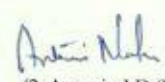

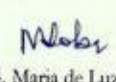
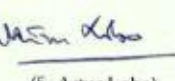



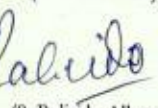

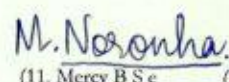



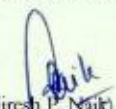


as a whole, described in the Land Registration Office of Salcete under Description No. 1669 at folio 39 overleaf of Book-B. No. 5 of the new series, enrolled under Revenue (Matriz) No. 878 of Margao Town, which entire land is hereinafter referred to as "the bigger property" for the sake of brevity and convenience;

AND WHEREAS the bigger property as per remark No. 1 dated 26.11.1913 is declared to be bounded as under:-

East:- By the property of the heirs of Caetano Camilo Lacerda, now possessed by Remedios Fernandes and by the property of the heirs of Venancio Sebastiao Soares;

West:- By the property of the heirs of Narciso Figueiredo who was known as Ludovico Figueiredo and now

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Niresht P. Naik)	



by his representatives;

North:- By the property of the said heirs of Venancio; and

South:- By paddy field of Comunidade denominada the properties bordering Unquem.

AND WHEREAS, w.e.f. 26.11.1913, the title in respect of the bigger property is inscribed in favour of Mr. Joaquim Antonio de Noronha under Inscription No. 13446 of Book-G. No. 17 of the Land Registration Office of Salcete, he having purchased the same from widow and sons of late Rosario Fernandes, namely, Mrs. Ascencao Barbosa Fernandes, Joaquim Fernandes and Jose Paulo Fernandes vide the Public Deed drawn by Assistant Notary of Salcete Judicial Division, Jose Francisco Silva Coelho on 25.11.1913 at pages 22 (overleaf) onwards of Book No. 244;



*P.N.*  
(1. Paulita Noronha)

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*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*Maria de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

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(6. Maria D A J Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)


*Nihar V C Pereira*  
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*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nireesh P. Naik*  
(Nireesh P. Naik)

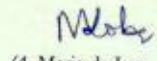
AND WHEREAS, upon the death of said Mr. Joaquim Antonio de Noronha on 08.04.1952, his widow, Mrs. Alice Albertina Morais e Noronha instituted **Inventory Proceedings No. 18694/71** in the Court of Judicial Division of Salcete, wherein the bigger property is enlisted under Item No. 2 of the List of Assets and the same is allotted to the Interested Parties in the said proceedings, duly confirmed vide Final Homologation Order of the Court passed on 25.11.1971, in the following manner: -

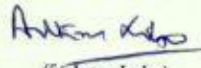
a)	To Mr. Abel Angelo da Piedade Noronha	1/3 <sup>rd</sup> shares;
b)	To Mr. Francisco de Assiz Fortunato de Noronha	1/3 <sup>rd</sup> shares;
c)	To Mr. Joaquim Antonio de Noronha	1/3 <sup>rd</sup> shares;

  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

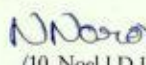
  
(5. Artur Lobo)

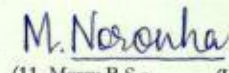
  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcajo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)


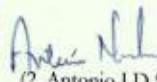

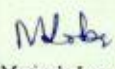
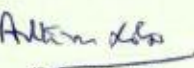
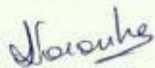
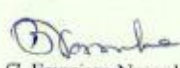

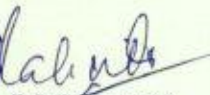
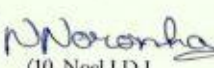
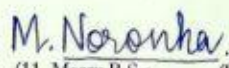




  
(Nitesh P. Naik)



AND WHEREAS, the above said Mr. Abel Angelo da Piedade Noronha along with his wife, Mrs. Maria Paula Edna Ida da Graca Pinto e Noronha filed **Regular Civil Suit No. 60/93/D** in the Court of the Civil Judge, Junior Division, Margao, Goa, against the allottees of remaining 2/3<sup>rd</sup> shares in the bigger property and also against various other persons who had purchased parts of the bigger property, seeking a declaration from the court to the effect that: -

a) the bigger property stands divided in metes and bounds into three separate and distinct portions, being

(i) **Portion-A** (Chalta No. 16 of P. T. Sheet No. 76) admeasuring 3,235 square meters belonging to Defendants No. 1 and 2 but now belonging to Defendants No. 5 to 12;

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nitesh P. Jaik)	

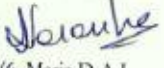





(ii) **Portion-B** (Chalta No. 17 of P. T. Sheet No. 76) admeasuring 3,235 square meters belonging to Defendants No. 3 and 4 but now belongings to Defendants No. 13 to 22; and

(iii) **Portion-C** (Chalta No. 6 of P. T. Sheet No. 76) admeasuring 3,350 square meters belonging to the Plaintiffs, which is the southern portion of the bigger property which is exclusively owned and possessed by the Plaintiffs; and

b) that 6.00 meters wide road running from north to south direction from the public road on the north and passing through the Portions A and B of the bigger property and stopping at the northern boundary of Portion C bearing Chalta No. 6 of P. T. Sheet No. 76 belongs jointly to the Plaintiffs and the Defendants No. 5 to 22 in the



 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Niresh V C Pereira)	

proportion of one-third to the Plaintiffs, one-third to the Defendants No. 5 to 12 and one-third to the Defendants No. 13 to 22 and that the said 6 meters wide road as shown on the plan annexed to the plaint exists for the benefit of Portion-C bearing new Chalta No. 6 of P. T. Sheet No. 76 as a free and unhindered access;

AND WHEREAS, on the admission by the Defendants No. 1 to 4, 9, 21 and 22 in the said Suit, of the claim made by the Plaintiffs i.e. Mr. Abel Angelo da Piedade Noronha along with his said wife, the Civil Judge, Junior Division passed its Judgment, Order and Decree dated 23.07.1993 granting the prayers of the Plaintiffs in the said Suit and further based on the Consent Terms filed by the Plaintiffs and the Defendants No. 5, 6, 13 and 14 and in view of the fact all the remaining Defendants did not contest the Suit and were proceeded ex-



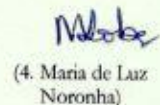
(1. Paulita Noronha)



(2. Antonio J D S Noronha)



(3. Elizabeth O P S F e Noronha)



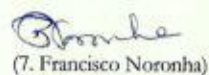
(4. Maria de Laz Noronha)



(5. Artur Lobo)




(6. Maria D A J Noronha)



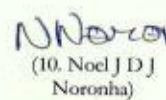
(7. Francisco Noronha)



(8. Maria Celeste Alberto)



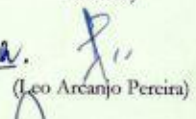
(9. Ralindo Alberto)



(10. Noel J D J Noronha)



(11. Mercy B S e Noronha)



(Leo Arcanjo Pereira)



(Nihar V C Pereira)



(Nihar V C Pereira)



(Nitesh P. Naik)

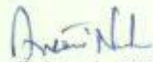


parte, the said Court further passed the Judgment, Order and Decree dated 17.09.1993, as a result of which the said Suit was decreed as prayed in the manner mentioned hereinabove;

AND WHEREAS the Plaintiff No.1 in the said Regular Civil Suit No. 60/93/D i.e. the allottee of **Portion-C** namely Mr. Abel Angelo da Piedade Noronha expired on 04.11.2002 leaving behind his widow, Mrs. Maria Paula Edna Ida da Graca Pinto e Noronha (i.e. the member No. 1 of the **VENDORS**) as his moiety sharer and five children as his heirs i.e. the members No. 2, 4, 6, 8 and 10 of the **VENDORS** respectively married to the members No. 3, 5, 7, 9 and 11 of the **VENDORS**, as declared in the Deed of Succession drawn on 01.08.2017 by the Special Notary of Salcete Judicial Division, at pages 4 to 5 of his Notarial Deeds Book No. 1642;



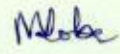
(1. Paulita Noronha)



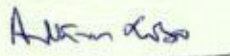
(2. Antonio J D S Noronha)



(3. Elizabeth O P S F e Noronha)



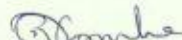
(4. Maria de Luz Noronha)



(5. Artur Lobo)



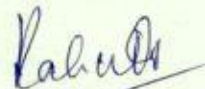
(6. Maria D A J Noronha)



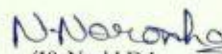
(7. Francisco Noronha)



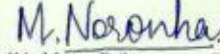
(8. Maria Celeste Alberto)



(9. Ralindo Alberto)



(10. Noel J D J Noronha)



(11. Mercy B S e Noronha)



(Leo Arcanjo Pereira)



(Nihar V C Pereira)



(Nihar V C Pereira)



(Nireesh P. Nalk)




AND WHEREAS the said **Portion-C** forming southern part of the bigger property and bearing Chalta No. 6 of P. T. Sheet No. 76 of Margao City Survey admeasuring 3,235 square meters is hereinafter referred to as "the Subject Land" for the sake of brevity and convenience;

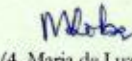
AND WHEREAS in view of the devolution of rights mentioned hereinabove, the **VENDORS** became absolute owners in possession in respect of the Subject Land holding ideal and undivided shares therein, as under:-

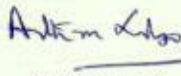
Srl. No.	Name of the Vendors	Share
1.	Mrs. Maria Paula Edna Ida da Graca Pinto e Noronha, the member No. 1 of the <b>VENDORS.</b>	1/2
2.	Mr. Antonio Justino Dos Santos Noronha	1/10

  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

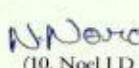
  
(5. Artur Lobo)

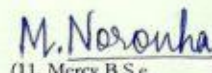
  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nireesh P. Naik)





	and his wife, Mrs. Elizabeth of Perpetual Soccour Fonseca e Noronha i.e. members No. 2 and 3 of the <b>VENDORS</b> .	
3.	Mrs. Maria de Luz Odette Alice de Noronha and her husband, Mr. Artur Francisco de Fatima Sebastiao Lobo, members No. 4 and 5 of the <b>VENDORS</b> .	1/10
4.	Mrs. Maria Dos Anjos Judith de Noronha and her husband, Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha, members No. 6 and 7 of the <b>VENDORS</b> .	1/10
5.	Mrs. Maria Celeste Evelyn de Noronha and her husband, Mr. Ralindo Manuel de Jesus Noronha Alberto, members No. 8 and 9 of the <b>VENDORS</b> .	1/10
6.	Mr. Noel Joaquim de Jesus Noronha and his wife, Mrs. Mercy Bernadette Saldanha e Noronha, members No. 10 and 11 of the <b>VENDORS</b> .	1/10



P.N.  
 (1. Paulita Noronha)

Antonio J D S  
 (2. Antonio J D S Noronha)

Elizabeth O P S F e  
 (3. Elizabeth O P S F e Noronha)

M. Lobo  
 (4. Maria de Luz Noronha)

Artur Lobo  
 (5. Artur Lobo)

Maria D A J  
 (6. Maria D A J Noronha)

Francisco Noronha  
 (7. Francisco Noronha)

Maria Celeste Alberto  
 (8. Maria Celeste Alberto)

Ralindo Alberto  
 (9. Ralindo Alberto)

N. Noronha  
 (10. Noel J D J Noronha)

M. Noronha  
 (11. Mercy B S e Noronha)

Leo Arcanjo Pereira  
 (Leo Arcanjo Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

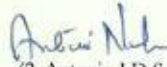
Nireesh P. Nair  
 (Nireesh P. Nair)

AND WHEREAS, vide Agreement of Sale dated 13-10-2017 executed by and between the **VENDORS** and the member No. 1 of the **CONFIRMING PARTY** herein before Ms. Savita G. Kurtarker, Notary of Margao and registered under her Serial No. 2165/2017, the **VENDORS** had agreed to sell the Subject Land to the member No. 1 of the **CONFIRMING PARTY** for a total price of Rs.6,00,00,000/- (Rupees Six Crores Only) and on the terms and conditions and for the price mentioned in the said Agreement;

AND WHEREAS the member No. 1 of the **CONFIRMING PARTY** and his family members are the shareholders and directors of the **CONSENTING PARTY**, and the **CONSENTING PARTY** carries on the business of land development and construction of buildings;



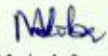
(1. Paulita Noronha)



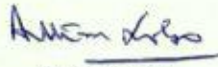
(2. Antonio J D S Noronha)



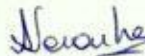
(3. Elizabeth O P S F e Noronha)




(4. Maria de Luz Noronha)



(5. Artur Lobo)



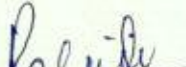
(6. Maria D A J Noronha)



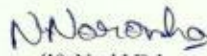
(7. Francisco Noronha)



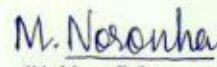
(8. Maria Celeste Alberto)



(9. Ralindo Alberto)



(10. Noel J D J Noronha)



(11. Mercy B S e Noronha)



(Leo Arcanjo Pereira)



(Nihar V C Pereira)



(Nihar V C Pereira)



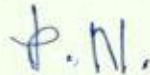
(Nikesh P. Naik)



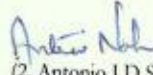
AND WHEREAS, with the consent of the **VENDORS** herein, the member No. 1 of the **CONFIRMING PARTY** assigned in favour of the **CONSENTING PARTY** the rights and interests derived by him, and the **CONSENTING PARTY** paid to the **VENDORS**, jointly, a sum of Rs.4,79,00,000/- (Rupees Four Crores Seventy Nine Lakhs Only) out of the total price stated in the said Agreement of Sale dated 13.10.2017, mentioned above;

AND WHEREAS, at the request of the **CONFIRMING PARTY** and with the consent of the **CONSENTING PARTY**, the **VENDORS** herein do hereby agree to sell the Subject Land for a total price of Rs.6,00,00,000/- (Rupees Six Crores Only) to any third party;

AND WHEREAS, the **VENDORS**, with the confirmation of the **CONFIRMING PARTY** and consent from the



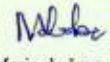
(1. Paulita Noronha)



(2. Antonio J D S Noronha)



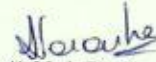
(3. Elizabeth O P S F e Noronha)



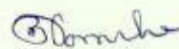
(4. Maria de Luz Noronha)



(5. Artur Lobo)



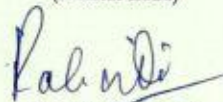
(6. Maria D A J Noronha)



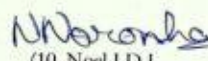
(7. Francisco Noronha)



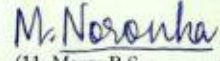
(8. Maria Celeste Alberto)



(9. Ralindo Alberto)



(10. Noel J D J Noronha)



(11. Mercy B S e Noronha)



(Leo Arcanjo Pereira)



(Nihar V C Pereira)



(Nihar V C Pereira)

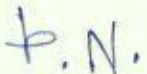
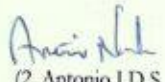
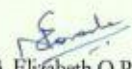
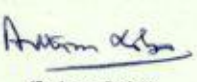
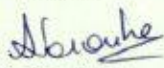
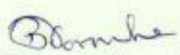
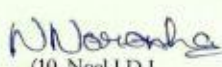
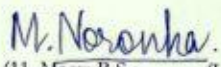



(Nireesh P. Shank)



**CONSENTING PARTY**, have agreed to sell the Subject Land in favour of the **PURCHASER** for the total price consideration of Rs.6,00,00,000/- (Rupees Six Crores Only) subject to deduction of Tax Deducted At Source of Rs.17,88,000/- (Rupees Seventeen Lakhs Eighty Eight Thousand Only) as stated hereinafter;

AND WHEREAS it is mutually and jointly agreed and consented by the **VENDORS**, the **CONFIRMING PARTY**, the **CONSENTING PARTY** and the **PURCHASER** that the balance price of Rs.1,03,12,000/- (Rupees One Crore Three Lakhs Twelve Thousand Only) shall be paid only to the member No. 1 of the **VENDORS** and that instead of executing the Deed of Sale in favour of member No. 1 of the **CONFIRMING PARTY**, the **VENDORS** shall now execute the Deed of Sale in respect of

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nireesh P. Najik)	



the Subject Land, directly in favour of the **PURCHASER**, who shall pay the said balance price to the member No. 1 of the **VENDORS**;

AND WHEREAS, the wife of the member No. 1 of the **CONFIRMING PARTY** by name, Mrs. Teresa Rodrigues alias Teresa Rodrigues Pereira, expired on 26.09.2018 leaving behind her husband, the member No. 1 of the **CONFIRMING PARTY** as her moiety sharer and, as her heirs, she left behind her three children, who are the members No. 2 to 4 of the **CONFIRMING PARTY** herein, as declared in the Deed of Succession drawn on 30.11.2018 by Mrs. Freeda B. J. Gomes, the Special Notary of the Salcete Judicial Division at Margao, Goa, at pages 41 to 42 of Notarial Deeds Book No. 1659;



*P.N.*  
(1. Paulita Noronha)

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(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*M. de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)


*Nitish P. Nark*  
(Nitish P. Nark)

AND WHEREAS, with due confirmation from the **CONFIRMING PARTY** and with consent from the **CONSENTING PARTY**, the **VENDORS** have agreed to sell the Subject Land to the **PURCHASER** and the **PURCHASER** has agreed to purchase the same from the **VENDORS**.


**NOW THIS DEED WITNESSES AS FOLLOWS:-**

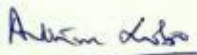
1. For a total price consideration of **Rs.6,00,00,000/-** (Rupees Six Crores Only), paid by the **PURCHASER** to the **VENDORS** and to the **CONSENTING PARTY** in the manner stated hereafter, the **VENDORS** do hereby **CONVEY, TRANSFER** and **CONFIRM**, by way of absolute sale, **UNTO** and in favour of the **PURCHASER**, the Subject Land described in the **SCHEDULE** hereto, along with all the compounds,


  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

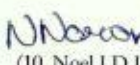
  
(5. Artur Lobo)

  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

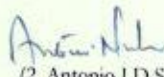
  
(Nireth Naik)



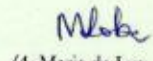
fences, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that the **PURCHASER**, for all times hereinafter, shall **HOLD, HAVE, POSSESS** and **ENJOY** the Subject Land hereby sold, as the absolute owner thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the Subject Land, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the **VENDORS** or their predecessors in title.

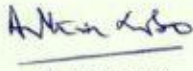
2. The **VENDORS** hereby acknowledge and declare having delivered to the **PURCHASER**, the possession of the Subject Land, and the **PURCHASER** acknowledges to

  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)


  
(3. Elizabeth O P S F e Noronha)

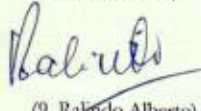
  
(4. Maria de Luz Noronha)

  
(5. Artur Lobo)


  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)


  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)



have received such possession from the VENDORS free from any encumbrances or charge whatsoever.

3. Shares of the members of the VENDORS in the above said total price consideration of Rs.6,00,00,000/- (Rupees Six Crores Only) and the TDS deducted therefrom, is as under:-

Srl. No	Name of the VENDORS	Share	Share in Price	TDS %	Less: TDS	Net Share in Price
1.	Mrs. Maria Paula Edna Ida da Graca Pinto e Noronha, the member No. 1 of the VENDORS	1/2	3,00,00,000	1%	3,00,000	2,97,00,000
2.	Mr. Antonio Justino Dos Santos Noronha, the member No. 2 of the VENDORS.	1/20	30,00,000	1%	30,000	29,70,000



*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*Maria de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

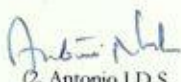
*Nitesh D Naik*  
(Nitesh D Naik)




3.	Mrs. Elizabeth of Perpetual Soccour Fonseca e Noronha, the member No. 3 of the VENDORS	1/20	30,00,000	1%	30,000	29,70,000
4.	Mrs. Maria de Luz Odette Alice de Noronha, the member No. 4 of the VENDORS	1/20	30,00,000	1%	30,000	29,70,000
5.	Mr. Artur Francisco de Fatima Sebastiao Lobo, the member No. 5 of the VENDORS	1/20	30,00,000	1%	30,000	29,70,000
6.	Mrs. Maria Dos Anjos Judith de Noronha, the member No. 6 of the VENDORS	1/20	30,00,000	1%	30,000	29,70,000

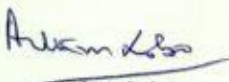


  
 (1. Paulita Noronha)

  
 (2. Antonio J D S Noronha)


  
 (3. Elizabeth O P S F e Noronha)

  
 (4. Maria de Luz Noronha)

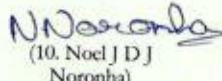
  
 (5. Artur Lobo)

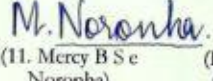
  
 (6. Maria D A J Noronha)


  
 (7. Francisco Noronha)

  
 (8. Maria Celeste Alberto)

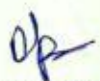
  
 (9. Ralindo Alberto)

  
 (10. Noel J D J Noronha)

  
 (11. Mercy B S e Noronha)

  
 (Lobo Arnanjo Pereira)

  
 (Nihar V C Pereira)

  
 (Nihar V C Pereira)

  
 (Nitesh Naik)

7.	Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha, the member No. 7 of the VENDORS	1/20	30,00,000	1%	30,000	29,70,000
8.	Mrs. Maria Celeste Evelyn de Noronha, the member No. 8 of the VENDORS	1/20	30,00,000	20.80%	6,24,000	23,76,000
9.	Mr. Ralindo Manuel de Jesus Noronha Alberto, the member No. 9 of the VENDORS	1/20	30,00,000	20.80%	6,24,000	23,76,000
10.	Mr. Noel Joaquim de Jesus Noronha, the member No.10 of VENDORS	1/20	30,00,000	1%	30,000	29,70,000



*J. N.*  
 (1. Paulita Noronha)

*Antonio JDS*  
 (2. Antonio J D S Noronha)

*Elizabeth OPSF e*  
 (3. Elizabeth O P S F e Noronha)

*M. Lobo*  
 (4. Maria de Luz Noronha)

*Artur Lobo*  
 (5. Artur Lobo)

*Maria D A J*  
 (6. Maria D A J Noronha)

*Francisco*  
 (7. Francisco Noronha)

*Maria Celeste Alberto*  
 (8. Maria Celeste Alberto)

*Ralindo*  
 (9. Ralindo Alberto)

*N. Noronha*  
 (10. Noel J D J Noronha)

*M. Noronha*  
 (11. Mercy B S e Noronha)

*Leo*  
 (Leo Arcanjo Pereira)

*Nihar V C Pereira*  
 (Nihar V C Pereira)


*Nihar V C Pereira*  
 (Nihar V C Pereira)

*Nihar V C Pereira*  
 (Nihar V C Pereira)

11.	Mrs. Mercy Bernadette Saldanha e Noronha, the member No. 11 of VENDORS	1/20	30,00,000	1%	30,000	29,70,000
<b>Total:-</b>			<b>6,00,00,000</b>		<b>17,88,000</b>	<b>5,82,12,000</b>

4. The **PURCHASER** has remitted the said total TDS amount of **Rs.17,88,000/-** (Rupees Seventeen Lakhs Eighty Eight Thousand Only) to the Income Tax Department against the PAN of each of the members of the **VENDORS**, as stated hereunder:-

Srl. No.	Name of the Vendors	TDS Amount	Challan No.
1.	Mrs. Maria Paula Edna Ida da Graca Pinto e Noronha, the member No. 1 of the VENDORS.	3,00,000	01476 25-06-2022



P.N.  
 (1. Paulita Noronha)

Antonio Noh  
 (2. Antonio J D S Noronha)

Elizabeth  
 (3. Elizabeth O P S F e Noronha)

M. Lobo  
 (4. Maria de Luz Noronha)

Artur Lobo  
 (5. Artur Lobo)

Maria D A J  
 (6. Maria D A J Noronha)

Francisco  
 (7. Francisco Noronha)

Maria Celeste Alberto  
 (8. Maria Celeste Alberto)

Ralindo Alberto  
 (9. Ralindo Alberto)

N. Noronha  
 (10. Noel J D J Noronha)

M. Noronha  
 (11. Mercy B S e Noronha)

Leo Arcanjo Pereira  
 (Leo Arcanjo Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

Niresht C. Nask  
 (Niresht C. Nask)

2.	Mr. Antonio Justino Dos Santos Noronha, the member No. 2 of the VENDORS.	30,000	01403 25-06-2022
3.	Mrs. Elizabeth of Perpetual Soccour Fonseca e Noronha, the member No. 3 of the VENDORS.	30,000	01408 25-06-2022
4.	Mrs. Maria de Luz Odette Alice de Noronha, the member No. 4 of the VENDORS.	30,000	01590 25-06-2022
5.	Mr. Artur Francisco de Fatima Sebastiao Lobo, the member No. 5 of the VENDORS.	30,000	01535 25-06-2022
6.	Mrs. Maria Dos Anjos Judith de Noronha, the member No. 6 of the VENDORS.	30,000	01619 25-06-2022



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 (1. Paulita Noronha)

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 (3. Elizabeth O P S F e Noronha)

Maria de Luz  
 (4. Maria de Luz Noronha)

Artur Lobo  
 (5. Artur Lobo)

Maria D A J  
 (6. Maria D A J Noronha)

Francisco Noronha  
 (7. Francisco Noronha)

Maria Celeste  
 Alberto  
 (8. Maria Celeste Alberto)

Ralindo Alberto  
 (9. Ralindo Alberto)

N. Noronha  
 (10. Noel J D J Noronha)

M. Noronha  
 (11. Mercy B S e Noronha)

Leo Arcanjo Pereira  
 (Leo Arcanjo Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

Nihar V C Pereira  
 (Nihar V C Pereira)

7.	Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha, the member No. 7 of the <b>VENDORS</b> .	30,000	01569 25-06-2022
8.	Mrs. Maria Celeste Evelyn de Noronha, the member No. 8 of the <b>VENDORS</b> .	6,24,000	01585 25-06-2022
9.	Mr. Ralindo Manuel de Jesus Noronha Alberto, the member No. 9 of the <b>VENDORS</b> .	6,24,000	01673 25-06-2022
10.	Mr. Noel Joaquim de Jesus Noronha, the member No. 10 of the <b>VENDORS</b> .	30,000	01443 25-06-2022
11.	Mrs. Mercy Bernadette Saldanha e Noronha, the member No. 11 of the <b>VENDORS</b> .	30,000	01514 25-06-2022
	<b>Total:-</b>	<b>17,88,000</b>	

*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
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*M. Lobo*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Niresma Nairi*  
(Niresma Nairi)

5. The VENDORS, the CONFIRMING PARTY and the CONSENTING PARTY declare that the members No. 2 to 11 of the VENDORS have already received from the CONSENTING PARTY, a total sum of Rs.4,79,00,000/- (Rupees Four Crores Seventy Nine Lakhs Only), out of the price consideration of Rs.6,00,00,000/- (Rupees Six Crores Only) as agreed between them under the above said Agreement of Sale dated 13-10-2017, in the following manner:-

Srl. No.	Name of the Vendors	Share	Actual Share in Price	Received from Consenting Party	Excess received from Consenting Party
1.	Mrs. Maria Paula Edna Ida da Graca Pinto e Noronha, the member No. 1 of VENDORS	1/2	3,00,00,000	Nil	Nil
2.	Mr. Antonio Justino Dos	1/10	60,00,000	79,00,000	19,00,000

  
 (1. Paulita Noronha)

  
 (2. Antonio J D S Noronha)

  
 (3. Elizabeth O P S F e Noronha)

  
 (4. Maria de Luz Noronha)

  
 (5. Artur Lobo)

  
 (6. Maria D A J Noronha)

  
 (7. Francisco Noronha)

  
 (8. Maria Celeste Alberto)

  
 (9. Ralindo Alberto)

  
 (10. Noel J D J Noronha)

  
 (11. Mercy B S c Noronha)

  
 (Leo Arcanjo Pereira)

  
 (Nihar V C Pereira)

  
 (Nihar V C Pereira)

  
 (Nihar V C Pereira)

	Santos Noronha and his wife, Mrs. Elizabeth Of Perpetual Soccour Fonseca e Noronha i.e. members No. 2 & 3 of the <b>VENDORS</b>				
3.	Mrs. Maria de Luz Odette Alice de Noronha and her husband, Mr. Artur Francisco de Fatima Sebastiao Lobo, members No. 4 and 5 of the <b>VENDORS</b> .	1/10	60,00,000	1,05,00,000	45,00,000
4.	Mrs. Maria Dos Anjos Judith de Noronha and her husband, Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha,	1/10	60,00,000	1,05,00,000	45,00,000



*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*Maria de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcajo Pereira*  
(Leo Arcajo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Niresa P. Nair*  
(Niresa P. Nair)

	members No. 6 & 7 of <b>VENDORS</b>				
5.	Mrs. Maria Celeste Evelyn de Noronha and her husband, Mr. Ralindo Manuel de Jesus Noronha Alberto, members No. 8 and 9 of the <b>VENDORS</b> .	1/10	60,00,000	85,00,000	25,00,000
6.	Mr. Noel Joaquim de Jesus Noronha and his wife, Mrs. Mercy Bernadette Saldanha e Noronha members No. 10 and 11 of <b>VENDORS</b> .	1/10	60,00,000	1,05,00,000	45,00,000
	<b>Total:-</b>		<b>6,00,00,000</b>	<b>4,79,00,000</b>	<b>1,79,00,000</b>

P.N.

(1. Paulita Noronha)

Antonio J D S

(2. Antonio J D S Noronha)

Elizabeth O P S F e

(3. Elizabeth O P S F e Noronha)

Maria de Luz

(4. Maria de Luz Noronha)

Artur Lobo

(5. Artur Lobo)

Maria D A J

(6. Maria D A J Noronha)

Francisco Noronha

(7. Francisco Noronha)

Mapa Celeste

(8. Mapa Celeste Alberto)

Ralindo

(9. Ralindo Alberto)

Noel J D J

(10. Noel J D J Noronha)

Mercy B S e

(11. Mercy B S e Noronha)

Leo Arcanjo Pereira

Nihar V C Pereira

(Nihar V C Pereira)

Nihar V C Pereira

(Nihar V C Pereira)

Nihar P. Naik

(Nihar P. Naik)

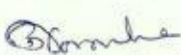






6. The **CONFIRMING PARTY**, the **CONSENTING PARTY** and the member No. 1 of the **VENDORS** declare and agree that the excess amount of Rs.1,79,00,000/- (Rupees One Crore Seventy Nine Lakhs Only) paid by the **CONSENTING PARTY** to the members No. 2 to 11 of the **VENDROS** as stated hereinabove is out of the entitlement of the member No. 1 of the **VENDORS** in the said price consideration as per the Agreement of Sale dated 13-10-2017 and with her due consent and authorization.

7. The **VENDORS** and the **CONFIRMING PARTY** do hereby authorize the **PURCHASER** to pay the said amount of Rs.4,79,00,000/- (Rupees Four Crores Seventy Nine Lakhs Only) out of the agreed price consideration of Rs.6,00,00,000/- (Rupees Six Crores



 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nitesh P. Nank)	

Only) directly to the **CONSENTING PARTY**, and consequently the **PURCHASER** has paid the said sum of **Rs.4,79,00,000/-** (Rupees Four Crores Seventy Nine Lakhs Only) to the **CONSENTING PARTY** vide its Cheque No. 003861 dated 27-06-2022 drawn on Margao branch of Kotak Mahindra Bank Ltd; receipt of which the **VENDORS**, the **CONFIRMING PARTY** and the **CONSENTING PARTY** do hereby acknowledge and discharge the **PURCHASER** from payment thereof.

8. In view of the fact that the members No. 2 to 11 of the **VENDORS** have already received their entire share in the above said price consideration, the members No. 2 to 11 of the **VENDORS** do hereby irrevocably and undisputedly authorize the **PURCHASER** to pay the

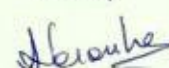
  
(1. Paulita Noronha)

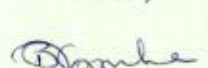
  
(2. Antonio J D S Noronha)

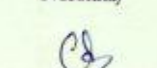
  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

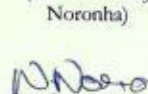
  
(5. Artur Lobo)

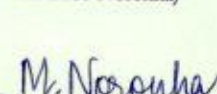
  
(6. Maria D A J Noronha)

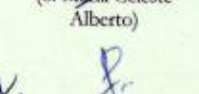
  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)



entire balance price consideration of **Rs.1,03,12,000/-** (Rupees One Crore Three Lakhs Twelve Thousand Only) to and in favour of member No. 1 of the **VENDORS**, who is their mother/mother-in-law.

9. Consequent to such authorization, the **PURCHASER** has paid the said balance price of **Rs.1,03,12,000/-** (Rupees One Crore Three Lakhs Twelve Thousand Only) to and in favour of the member No. 1 of the **VENDORS**, vide its below mentioned cheques, receipt of which all the members of the **VENDORS** do hereby acknowledge and discharge the **PURCHASER** from payment thereof:-

*P. N.*

(1. Paulita Noronha)

*Antonio J D S*

(2. Antonio J D S Noronha)

*Elizabeth O P S F c*

(3. Elizabeth O P S F c Noronha)

*Maria de LAZ*

(4. Maria de LAZ Noronha)

*Artur Lobo*

(5. Artur Lobo)

*Maria D A J*

(6. Maria D A J Noronha)

*Francisco*

(7. Francisco Noronha)

*Maria Celeste*

(8. Maria Celeste Alberto)

*Ralindo*

(9. Ralindo Alberto)

*Noel J D J*

(10. Noel J D J Noronha)

*M. Noronha*

(11. Mercy B S c Noronha)

*Leo Arcanjo*

(Leo Arcanjo Pereira)

*Nihar V C Pereira*

(Nihar V C Pereira)

*Nihar V C Pereira*

(Nihar V C Pereira)

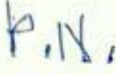
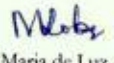
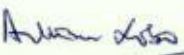
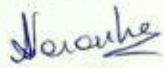
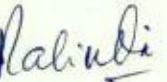




*Niresh P. Mark*

(Niresh P. Mark)



- (a) Cheque No. 003862 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);
- (b) Cheque No. 003863 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);
- (c) Cheque No. 003864 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);
- (d) Cheque No. 003865 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);
- (e) Cheque No. 003866 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);
- (f) Cheque No. 003867 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);
- (g) Cheque No. 003868 for **Rs.5,00,000/-** (Rupees Five Lakhs Only);



 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mery B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nihar V C Pereira)	

- (h) Cheque No. 003869 for **Rs.4,80,000/-** (Rupees Four Lakhs Eighty Thousand Only);
- (i) Cheque No. 003870 for **Rs.13,80,000/-** (Rupees Thirteen Lakhs Eighty Thousand Only);
- (j) Cheque No. 003871 for **Rs.13,80,000/-** (Rupees Thirteen Lakhs Eighty Thousand Only);
- (k) Cheque No. 003872 for **Rs.21,92,000/-** (Rupees Twenty One Lakhs Ninety Two Thousand Only);
- (l) Cheque No. 003873 for **Rs.13,80,000/-** (Rupees Thirteen Lakhs Eighty Thousand Only);

**Note:** All the above cheques are dated 27-06-2022 and drawn on Margao branch of Kotak Mahindra Bank Ltd.

*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*M. de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Arcanjo Pereira*  
(12. Arcanjo Pereira)

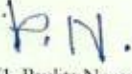
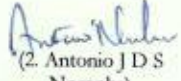
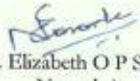

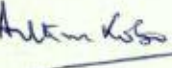



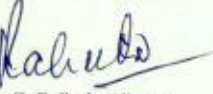






*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

10. The **VENDORS** and the **CONFIRMING PARTY**, with due confirmation from the **CONSENTING PARTY**, declare that in view of this Sale Deed in favour of the **PURCHASER**, they shall cease to have any right or interest in the Subject Land and/or in the said Agreement of Sale dated 13-10-2017 executed between the **VENDORS** and the member No. 1 of the **CONFIRMING PARTY**.

11. The **CONFIRMING PARTY** and the **CONSENTING PARTY** do hereby declare that the said Agreement of Sale dated 13-10-2017 shall be of no effect and the **VENDORS** shall have full right, free of encumbrances to sell the Subject Land to the **PURCHASER**. The **CONFIRMING PARTY** and the **CONSENTING PARTY** further declare that the

 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nitesh Naik)	

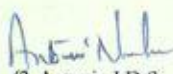
Subject Land is not encumbered or mortgaged with any financial institutions or banks and the same is free of any encumbrances and the **CONFIRMING PARTY** and/or the **CONSENTING PARTY** has not entered into any Agreement either written or oral to transfer the Subject Land to any other person or party.

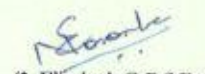
12. The **VENDORS**, the **CONFIRMING PARTY** and the **CONSENTING PARTY** do hereby covenant with the **PURCHASER** as under: -

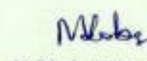
(a) That the **VENDORS** are the exclusive owners in possession of the Subject Land hereby sold and every part thereof, and that the **VENDORS** have clear, unencumbered and valid title to the same and every part thereof;



  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

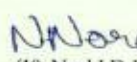
  
(5. Artur Lobo)


  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Deo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Niresha Naik)

- (b) That neither the Subject Land hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;
- (c) That neither the Subject Land or any part thereof is the subject matter of any notification under The Land Acquisition Act, 1894, or The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013, or any other law of compulsory acquisition of land;
- (d) That neither the Subject Land hereby sold nor any part thereof is subject matter of any seizure,



*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth OPS Fe*  
(3. Elizabeth OPS Fe Noronha)

*Maria de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Izao Arcanjo Pereira*  
(Izao Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nires P. Nark*  
(Nires P. Nark)



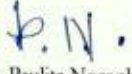
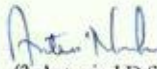




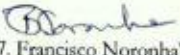

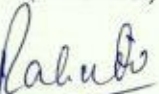






attachment, proclamation of sale under any law in force;

(e) That the Subject Land hereby sold and every part thereof is free from all encumbrances, whatsoever;

(f) That the Subject Land hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;

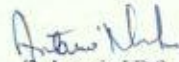
(g) That the title of the **VENDORS** to the Subject Land hereby sold and to every part thereof is free, clear and marketable;




 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nireesh P. Naik)	

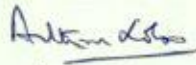
- (h) The Subject Land hereby sold is provided with suitable road access on its northern side as shown in the plan filed along with the plaint in Regular Civil Suit No. 69/93/D and mentioned in the Judgment, Order and Decree dated 23-07-1993 and 17-09-1993 passed in the said suit;
- (i) That the **VENDORS** shall indemnify the **PURCHASER** against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in the Subject Land hereby sold; and
- (j) That the **VENDORS** shall execute all further documents which may be found necessary by the **PURCHASER** to be executed for conferring or

  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

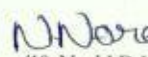
  
(5. Artur Lobo)


  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nimesh C Naik)

confirming proper and better title of the Subject Land hereby sold and every part thereof unto or in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the Subject Land hereby sold, exclusively in the name of the **PURCHASER**.

13. The **PURCHASER**, the **CONFIRMING PARTY** and the **CONSENTING PARTY** admit and acknowledge that they have inspected the title documents of the **VENDORS** and are satisfied that the title of the **VENDORS** to the Subject Land is clear and free from any encumbrance or charge whatsoever and are also satisfied about availability of 6.00 meters wide access to the Subject Land.



*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*Maria de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nitesh J. Naik*  
(Nitesh J. Naik)

14. The **VENDORS** submit and the **CONFIRMING PARTY**, the **CONSENTING PARTY** and the **PURCHASER** admit and acknowledge that what is sold under the present Deed by the **VENDORS** to the **PURCHASER** is the land under Chalta No. 6 of P. T. Sheet No. 176 of City Survey of Margao, admeasuring 3,235 square meters, as mentioned in the **SCHEDULE** hereto.

15. The **CONFIRMING PARTY** and the **CONSENTING PARTY** declare that with the signing of the present deed, they have no claim of whatsoever nature against the **VENDORS**.

16. The **VENDORS** do hereby express their consent and no objection for the **PURCHASER** to apply for


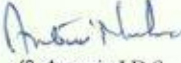



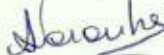


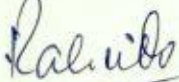






 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F c Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S e Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Niresh P. Naik)	

mutation of records in Form-D in respect of the Subject Land described in the **SCHEDULE** hereto as per law and further express their consent and No Objection to record the name of the **PURCHASER** as occupant thereof.

17. The **CONFIRMING PARTY** does hereby confirm the sale of the Subject Land herein made by the **VENDORS** in favour of the **PURCHASER**.

18. The **CONSENTING PARTY** does hereby grant its consent for the transaction herein entered and further grants its consent for sale of the Subject Land by the **VENDORS** in favour of the **PURCHASER**.

19. Respective parties to this deed shall bear their own tax liabilities arising out of sale herein made.

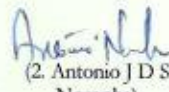
 (1. Paulita Noronha)	 (2. Antonio J D S Noronha)	 (3. Elizabeth O P S F e Noronha)	 (4. Maria de Luz Noronha)
 (5. Artur Lobo)	 (6. Maria D A J Noronha)	 (7. Francisco Noronha)	 (8. Maria Celeste Alberto)
 (9. Ralindo Alberto)	 (10. Noel J D J Noronha)	 (11. Mercy B S c Noronha)	 (Leo Arcanjo Pereira)
 (Nihar V C Pereira)	 (Nihar V C Pereira)	 (Nitesh L Naik)	

20. Market value of the Subject Land hereby sold is Rs.6,00,00,000/- and stamp duty thereon at the rate of 4.50% works out to Rs.27,00,000/-, which is paid on this Deed.

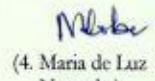
**SCHEDULE**  
(Description of the Subject Land hereby sold)


ALL THAT **Portion-C** forming southern part of the bigger property denominated “**Soclem Kandechem Moroda**” or “**Unquem Pequeno**” also known as “**Ulquem**” or “**Soclem Kandeavelem Moroda**” also known as “**Soclem Kandechem Moroda**”, situated at Fatorda of Margao City, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under Description No. 1669 at folio 39 overleaf of Book-B.

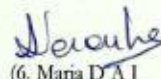
  
(1. Paulita Noronha)

  
(2. Antonio J D S Noronha)

  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

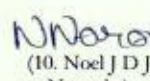
  
(5. Artur Lobo)

  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nitesh V Naik)

No. 5 of the new series, enrolled under Revenue (Matriz) No. 878 of Margao City. This Portion-C is now independently and separately surveyed under **Chalta No. 6 of P. T. Sheet No. 76 of Margao City Survey** for an area of 3,235 square meters, and bounded as under:

East:	By land bearing Chalta No. 7 of P. T. Sheet No. 76;
West:	by lands bearing Chalta Nos. 13, 7 and 6 of P. T. Sheet No. 76;
North:	by lands bearing Chalta No. 17 and 76 (N.D.) of P. T. Sheet No. 76, and by existing 6.00 meters wide road running north-south direction from the main road on the north of the bigger property passing through the Portion-A and Portion-B bearing Chalta No. 16 and 17 of P. T. Sheet No. 76 and touching



*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F c*  
(3. Elizabeth O P S F c Noronha)

*M. Lobo*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S c Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

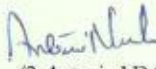
*Nikesh P. Naik*  
(Nikesh P. Naik)

	the northern boundary of Portion-C (i.e. the Subject Land) as shown on the plan filed along with the plaint in Regular Civil Suit No. 60/93/D and mentioned in the Judgment, Order and Decree dated 23.07.1993 and 17.09.1993 passed in the said suit; and
South:	by lands bearing Chalta No. 2/13, 2/14, 2/15 and 2/16 of P. T. Sheet No. 97.

The Subject Land hereby sold is shown marked in red colour lines in the copy of the Survey Plan of Chalta No. 6 of P. T. Sheet No. 76 of Margao City Survey, annexed to this Deed.




(1. Paulita Noronha)



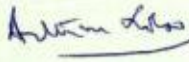
(2. Antonio J D S Noronha)



(3. Elizabeth O P S F e Noronha)



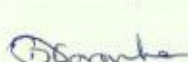
(4. Maria de Luz Noronha)



(5. Artur Lobo)



(6. Maria D A J Noronha)



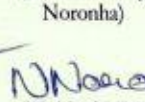
(7. Francisco Noronha)



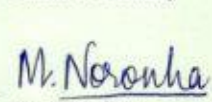
(8. Maria Celeste Alberto)



(9. Ralindo Alberto)



(10. Noel J D J Noronha)



(11. Mercy B S e Noronha)



(Leo Arcanjo Pereira)



(Nihar V C Pereira)



(Nihar V C Pereira)



(Niresa P. Naik)



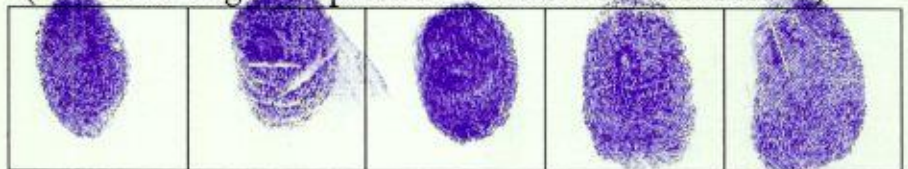
IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.



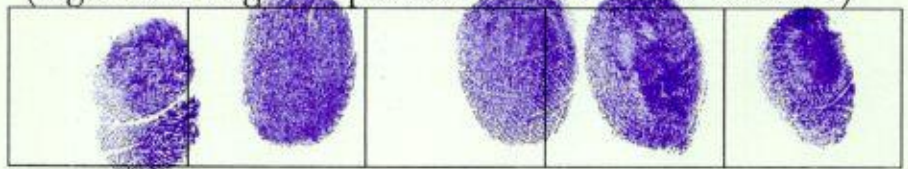
*Paulita Noronha,*

Paulita Noronha,  
SIGNED AND DELIVERED by the  
Within named member No. 1 of the  
VENDORS, Mrs. Paulita Noronha.

(Left hand fingers impression of Mrs. Paulita Noronha)



(Right hand fingers impression of Mrs. Paulita Noronha)



*P. N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2 Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*M. de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nirosh Naik*  
(Nirosh Naik)





Antonio Noronha

Antonio Noronha

SIGNED AND DELIVERED by the Within named member No. 2 of the VENDORS, Mr. Antonio Justino Dos Santos Noronha.

(Left hand fingers impression of Mr. Antonio Justino Dos Santos Noronha)



(Right hand fingers impression of Mr. Antonio Justino Dos Santos Noronha.)



(1) Paula Noronha

(2) Antonio J D S Noronha

(3) Elizabeth O P S F e Noronha

(4) Maria de Luz Noronha

(5) Artur Lobo

(6) Maria D A J Noronha

(7) Francisco Noronha

(8) Maria Celeste Alberto

(9) Ralindo Alberto

(10) Noel J D J Noronha

(11) Mercy B S e Noronha

(12) Leo Arcanjo Pereira

(Nihar V C Pereira)

(Nihar V C Pereira)

(Nitesh P. Naik)



*Fonseca*

SIGNED AND DELIVERED by the  
Within named member No. 3 of the  
**VENDORS**, Mrs. Elizabeth Of  
Perpetual Soccour Fonseca e Noronha.

(Left hand fingers impression of Mrs. Elizabeth Of  
Perpetual Soccour Fonseca e Noronha)



(Right hand fingers impression of Mrs. Elizabeth Of  
Perpetual Soccour Fonseca e Noronha)



*P. N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S  
Noronha)

*Fonseca*  
(3. Elizabeth O P S F e  
Noronha)

*M. Lobo*  
(4. Maria de Luz  
Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J  
Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste*  
(8. Maria Celeste  
Alberto)

*Rafael Alberto*  
(9. Rafael Alberto)

*N. Noronha*  
(10. Noel J D J  
Noronha)

*M. Noronha*  
(11. Mercy B S e  
Noronha)

*Leo*  
(Leo Arcajo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

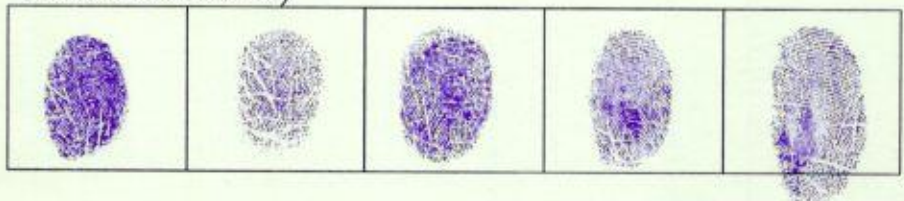
*Nirish M. Nank*  
(Nirish M. Nank)



*M. Lobo*

SIGNED AND DELIVERED by the  
Within named **member No. 4** of the  
**VENDORS**, Mrs. Maria de Luz  
Odette Alice de Noronha.

(Left hand fingers impression of Mrs. Maria de Luz Odette  
Alice de Noronha)



(Right hand fingers impression of Mrs. Maria de Luz  
Odette Alice de Noronha)



*P. No*  
(1. Paulita Noronha)

*Antonio JDS*  
(2. Antonio J D S  
Noronha)

*Elizabeth OPSFc*  
(3. Elizabeth O P S F c  
Noronha)

*M. Lobo*  
(4. Maria de Luz  
Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J  
Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Mano Celeste Alberto*  
(8. Mano Celeste  
Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J  
Noronha)

*M. Noronha*  
(11. Mercy B S e  
Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nirish P. Naik*  
(Nirish P. Naik)



Artur Lobo

SIGNED AND DELIVERED by the  
Within named member No. 5 of the  
**VENDORS**, Mr. Artur Francisco de  
Fatima Sebastiao Lobo.

(Left hand fingers impression of Mr. Artur Francisco de  
Fatima Sebastiao Lobo)



(Right hand fingers impression of Mr. Artur Francisco de  
Fatima Sebastiao Lobo)



P. N.

(1. Paulita Noronha)

Antonio JDS

(2. Antonio J D S  
Noronha)

Elizabeth OPSF e

(3. Elizabeth OPS F e  
Noronha)

M. Lobo

(4. Maria de Luz  
Noronha)

Artur Lobo

(5. Artur Lobo)

Maria D A J

(6. Maria D A J  
Noronha)

Francisco

(7. Francisco Noronha)

Maria Celeste

(8. Maria Celeste  
Alberto)

Ralindo

(9. Ralindo Alberto)

N. Noronha

(10. Noel J D J  
Noronha)

M. Noronha

(11. Mercy B S e  
Noronha)

Leo Arcajo

(Leo Arcajo Pereira)

Nihar V C

(Nihar V C Pereira)

Nihar V C

(Nihar V C Pereira)

Nireso P. Nank

(Nireso P. Nank)

*Noronha*



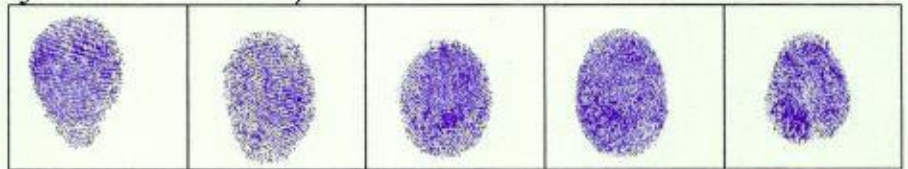
*Noronha*

SIGNED AND DELIVERED by the Within named member No. 6 of the VENDORS, Mrs. Maria dos Anjos Judith de Noronha.

(Left hand fingers impression of Mrs. Maria dos Anjos Judith de Noronha)



(Right hand fingers impression of Mrs. Maria dos Anjos Judith de Noronha)



*P.N.*  
(1. Paulita Noronha)

*Antonio JDS*  
(2. Antonio J D S Noronha)

*Elizabeth OPSFc*  
(3. Elizabeth O P S F c Noronha)

*Maria de Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Noronha*  
(6. Maria D A J Noronha)

*Francisco Noronha*  
(7. Francisco Noronha)

*Maria Celeste Alberto*  
(8. Maria Celeste Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*N. Noronha*  
(10. Noel J D J Noronha)

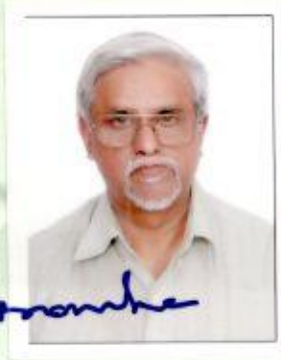
*M. Noronha*  
(11. Mercy B S c Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nirash M Nair*  
(Nirash M Nair)



*Barbosa*

*Barbosa*

SIGNED AND DELIVERED by the Within named member No. 7 of the VENDORS, Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha.

(Left hand fingers impression of Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha)



(Right hand fingers impression of Mr. Francisco Julio da Piedade da Veiga Barbosa Noronha)



*P.N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e Noronha)

*M. Luz*  
(4. Maria de Luz Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste*  
(8. Maria Celeste Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J Noronha)

*M. Noronha*  
(11. Mercy B S e Noronha)

*Leo*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Niresh P. Naik*  
(Niresh P. Naik)



*Alberto*

*Alberto*

SIGNED AND DELIVERED by the  
Within named member No. 8 of the  
**VENDORS**, Mrs. Maria Celeste  
Alberto.

(Left hand fingers impression of Mrs. Maria Celeste  
Alberto)



(Right hand fingers impression of Mrs. Maria Celeste  
Alberto)



*P. N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S  
Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e  
Noronha)

*Maria de Luz*  
(4. Maria de Luz  
Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J  
Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste*  
(8. Maria Celeste  
Alberto)

*Ralindo Alberto*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J  
Noronha)

*M. Noronha*  
(11. Mercy B S e  
Noronha)

*Leo Accanjo Pereira*  
(Leo Accanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Niresh P. ...*  
(Niresh P. ...)





*Ralindo Alberto*

SIGNED AND DELIVERED by the  
Within named member No. 9 of the  
VENDORS, Mr. Ralindo Alberto.

*Ralindo Alberto*

(Left hand fingers impression of Mr. Ralindo Alberto)



(Right hand fingers impression of Mr. Ralindo Alberto)



*P. N.*

(1. Paulita Noronha)

*Antonio Nuh*

(2. Antonio J D S Noronha)

*Elizabeth OPSF e*

(3. Elizabeth OPSF e Noronha)

*Maria de Luz*

(4. Maria de Luz Noronha)

*Artur Lobo*

(5. Artur Lobo)

*Maria D A J*

(6. Maria D A J Noronha)

*Francisco Noronha*

(7. Francisco Noronha)

*Maria Celeste Alberto*

(8. Maria Celeste Alberto)

*Ralindo*

(9. Ralindo Alberto)

*Noel J D J*

(10. Noel J D J Noronha)

*M. Noronha*

(11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*

(Leo Arcanjo Pereira)

*Nihar V C Pereira*

(Nihar V C Pereira)

*Nihar V C Pereira*

(Nihar V C Pereira)

*Nireesh P. Sankar*

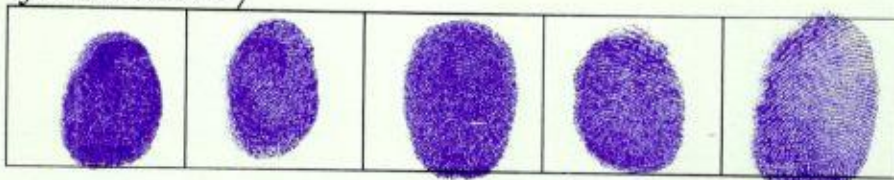
(Nireesh P. Sankar)



N. Noronha

SIGNED AND DELIVERED by the  
Within named member No. 10 of the  
**VENDORS**, Mr. Noel Joaquim de  
Jesus Noronha.

(Left hand fingers impression of Mr. Noel Joaquim de  
Jesus Noronha)



(Right hand fingers impression of Mr. Noel Joaquim de  
Jesus Noronha)



P. N.  
(1. Paulita Noronha)

Antonio J D S  
(2. Antonio J D S  
Noronha)

Elizabeth O P S F e  
(3. Elizabeth O P S F e  
Noronha)

M. Luz  
(4. Maria de Luz  
Noronha)

Artur Lobo  
(5. Artur Lobo)

Maria D A J  
(6. Maria D A J  
Noronha)

Francisco Noronha  
(7. Francisco Noronha)

Maria Celeste Alberto  
(8. Maria Celeste  
Alberto)

Ralindo Alberto  
(9. Ralindo Alberto)

N. Noronha  
(10. Noel J D J  
Noronha)

M. Noronha  
(11. Mercy B S e  
Noronha)

Leo Arnanjo Pereira  
(Leo Arnanjo Pereira)

Nihar V C Pereira  
(Nihar V C Pereira)

Nihar V C Pereira  
(Nihar V C Pereira)

Niresh P. Vaid  
(Niresh P. Vaid)



M. Noronha

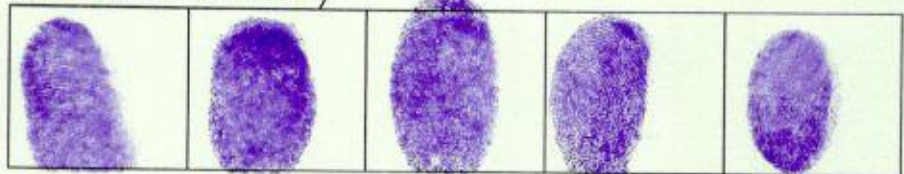
M. Noronha.

SIGNED AND DELIVERED by the  
Within named member No. 11 of the  
**VENDORS**, Mrs. Mercy Bernadette  
Saldanha e Noronha.

(Left hand fingers impression of Mrs. Mercy Bernadette  
Saldanha e Noronha)



(Right hand fingers impression of Mrs. Mercy Bernadette  
Saldanha e Noronha)



P. N.  
(1. Paulita Noronha)

Antonio J D S  
(2. Antonio J D S  
Noronha)

Elizabeth O P S F e  
(3. Elizabeth O P S F e  
Noronha)

M. Lobo  
(4. Maria de Láz  
Noronha)

Artur Lobo  
(5. Artur Lobo)

Maria D A J  
(6. Maria D A J  
Noronha)

Francisco Noronha  
(7. Francisco Noronha)

Maria Celeste Alberto  
(8. Maria Celeste  
Alberto)

Ralindo Alberto  
(9. Ralindo Alberto)

Noel J D J  
(10. Noel J D J  
Noronha)

M. Noronha.  
(11. Mercy B S e  
Noronha)


Leo Arcanjo Pereira  
(Leo Arcanjo Pereira)

Nihar V C Pereira  
(Nihar V C Pereira)

Nihar V C Pereira  
(Nihar V C Pereira)

Niresa P. ...  
(Niresa P. ...)




---

 SIGNED AND DELIVERED by the  
 Within named the **PURCHASER**,  
 Sapana Ceramics Private Limited,  
 through its Director, Mr. Niresh Pravas  
 Naik.

(Left hand fingers impression of Mr. Niresh Pravas Naik)



(Right hand fingers impression of Mr. Niresh Pravas Naik)



*P. N.*  
(1. Paulita Noronha)

*Antonio M.*  
(2. Antonio J D S  
Noronha)

*Elizabeth*  
(3. Elizabeth O P S F e  
Noronha)

*Maria*  
(4. Maria de Luz  
Noronha)

*Artur*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J  
Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste*  
(8. Maria Celeste  
Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J  
Noronha)

*M. Noronha*  
(11. Mercy B S e  
Noronha)

*Leo*  
(Leo Arcanjo Pereira)

*Nihar V C*  
(Nihar V C Pereira)

*Nihar V C*  
(Nihar V C Pereira)

*Niresh P.*  
(Niresh P. Naik)



*P. N.*  
SIGNED AND DELIVERED by the  
Within named member No. 1 of the  
**CONFIRMING PARTY**, Mr. Leo  
Arcanjo Pereira.

(Left hand fingers impression of Mr. Leo Arcanjo Pereira)



(Right hand fingers impression of Mr. Leo Arcanjo Pereira)



*P. N.*  
(1. Paulita Noronha)

*Antonio J D S*  
(2. Antonio J D S  
Noronha)

*Elizabeth O P S F e*  
(3. Elizabeth O P S F e  
Noronha)

*M. Luz*  
(4. Maria de Luz  
Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria J A J*  
(6. Maria J A J  
Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste*  
(8. Maria Celeste  
Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*N. Noronha*  
(10. Noel J D J  
Noronha)

*M. Noronha*  
(11. Mercy B S e  
Noronha)

*Leo Arcanjo Pereira*  
(Leo Arcanjo Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Nihar V C Pereira*  
(Nihar V C Pereira)

*Niresh P. Naik*  
(Niresh P. Naik)



*N. Pereira*

SIGNED AND DELIVERED by the  
 Within named member No. 2 of the  
**CONFIRMING PARTY**, Mr. Nihar  
 Vianney Caesar Pereira. (for self & as duly  
 Constituted Attorney for members No. 3  
 and 4 of the **CONFIRMING PARTY**).

(Left hand fingers impression of Mr. Nihar Vianney Caesar Pereira)



(Right hand fingers impression of Mr. Nihar Vianney Caesar Pereira)



*P. N.*  
 (1. Paulita Noronha)

*Antonio J D S*  
 (2. Antonio J D S Noronha)

*Elizabeth O P S F e*  
 (3. Elizabeth O P S F e Noronha)

*M. Lobo*  
 (4. Maria de Luz Noronha)

*Artur Lobo*  
 (5. Artur Lobo)

*Maria D A J*  
 (6. Maria D A J Noronha)

*Francisco Noronha*  
 (7. Francisco Noronha)

*Maria Celeste Alberto*  
 (8. Maria Celeste Alberto)

*Ralindo Alberto*  
 (9. Ralindo Alberto)

*Noel J D J*  
 (10. Noel J D J Noronha)

*M. Noronha*  
 (11. Mercy B S e Noronha)

*Leo Arcanjo Pereira*  
 (Leo Arcanjo Pereira)

*N. Pereira*  
 (Nihar V C Pereira)

*N. Pereira*  
 (Nihar V C Pereira)

*Nitesh P. Naik*  
 (Nitesh P. Naik)



*N. Pereira*

SIGNED AND DELIVERED by the  
Within named the **CONSENTING  
PARTY**, L & L Builders Private  
Limited, through its Director, Mr.  
Nihar Vianney Caesar Pereira.

*N. Pereira*

(Left hand fingers impression of Mr. Nihar Vianney Caesar Pereira)



(Right hand fingers impression of Mr. Nihar Vianney Caesar Pereira)



*P. N.*  
(1. Paulita Noronha)

*Antonio N. S.*  
(2. Antonio J D S  
Noronha)

*Elizabeth*  
(3. Elizabeth O P S F e  
Noronha)

*M. Lobo*  
(4. Maria de LAIZ  
Noronha)

*Artur Lobo*  
(5. Artur Lobo)

*Maria D A J*  
(6. Maria D A J  
Noronha)

*Francisco*  
(7. Francisco Noronha)

*Maria Celeste*  
(8. Maria Celeste  
Alberto)

*Ralindo*  
(9. Ralindo Alberto)

*Noel J D J*  
(10. Noel J D J  
Noronha)

*M. Noronha*  
(11. Mercy B S e  
Noronha)



*Leo*  
(Leo Arcanjo Pereira)

*N. Pereira*  
(Nihar V C Pereira)

*N. Pereira*  
(Nihar V C Pereira)

*Nirish P. Dink*  
(Nirish P. Dink)


## WITNESSES:-

Signature:		
Name:	Mr. Nolan Olav Pereira	Mr. Vishant Loknath Bhandari
Address:	Flat No. F24, 1 <sup>st</sup> Flr, Manuel Joao Residency, Buticas, Navelim, Salcete, Goa 403 707.	House No. EWS41, Gogol Housing Board, Near Jyotibha Temple, Margao, Goa 403 601.

  
(1. Paulita Noronha)

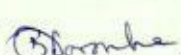
  
(2. Antonio J D S Noronha)


  
(3. Elizabeth O P S F e Noronha)

  
(4. Maria de Luz Noronha)

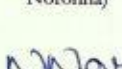
  
(5. Artur Lobo)

  
(6. Maria D A J Noronha)

  
(7. Francisco Noronha)

  
(8. Maria Celeste Alberto)

  
(9. Ralindo Alberto)

  
(10. Noel J D J Noronha)

  
(11. Mercy B S e Noronha)

  
(Leo Arcanjo Pereira)

  
(Nihar V C Pereira)

  
(Nihar V C Pereira)

  
(Nitesh P. Nair)





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



Plan Showing plots situated at  
 Village - MARGAO  
 Taluka - SALCETE  
 P. T. SHEET NO. 76 / CHALTA NO. 6  
 Scale : 1:500

4 /07-04 /CMAR21/22355

*Sonhe*

Inspector of Survey & Land Records  
 Margao-Goa



- x *Paulita Noronha*
- x *Arun Nul*
- x *Gonka*
- x *Mob*
- x *Allen Lobo*
- x *Souche*
- x *Boronha*
- x *Halim Albert*
- x *Albert*
- x *W. P. ...*
- x *W. P. ...*

x *N. Noronha*  
 x *M. Noronha*  
*Fernis*  
*Chik*

Generated By : P. V. F. DESSA  
 On : 19-04-2021

Compared By: Rupali Lotakar (FIS)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 30-Jun-2022 12:05:43 pm

Document Serial Number :- 2022-MGO-2563

Presented at 12:02:12 pm on 30-Jun-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2700000
2	Registration Fee	1800000
3	Mutation Fees	2500
4	Processing Fee	3120
<b>Total</b>		<b>4505620</b>

Stamp Duty Required :2700000/-






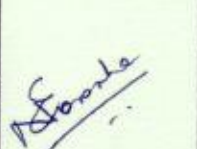








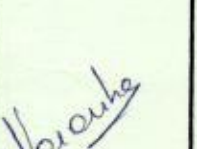






Stamp Duty Paid : 2700000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Niresh Pravas Naik ,Father Name:Pravas Crisna Naik,Age: 45, Marital Status: ,Gender:Male,Occupation: Business, Address1 - House No. 2833, Krishnasheel, Monte-Hill, Borda, Margao, Goa 403 601, Address2 - , PAN No.: AAYPN2269E</b>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Maria Paula Edna Ida Da Graca Pinto E Noronha Alias Paulita Noronha Alias Maria Edna Paulita Ida Da Graca Pinto , Father Name:Antonio Leonel Da Graca Pinto, Age: 85, Marital Status: Widow ,Gender:Female,Occupation: Housewife, House No. 472, St. Joaquim Road, Borda, Margao, Goa, PAN No.: CTLPN8580N</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Antonio Justino Dos Santos Noronha , Father Name:Abel Angelo Da Piedade Noronha, Age: 58,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Advocate,  House No. 472, Borda, Margao, Goa,  <b>PAN No.:</b> ABNPN9828K</p>			
3	<p>Elizabeth Of Perpetual Soccour Fonseca E Noronha ,  Father Name:Jose Diogo Luis Da Fonseca, Age: 45,  <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b>  Housewife, House No. 472, Borda, Margao, Goa,  <b>PAN No.:</b> ACVFN9302M</p>			
4	<p>Maria De Luz Odette Alice De Noronha Lobo Alias Maria De Luz Lobo A A D P Noronha Alias Maria De Luz Odette Alice De Noronha , Father Name:Abel Angelo Da Piedade Noronha, Age: 57,  <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b>  Teacher, House No. 13-413-1, Plot 30, Caculo Colony, Near Youth Hosel, Miramar, Panaji, Goa,  <b>PAN No.:</b> ACAPL2577K</p>			
5	<p>Artur Francisco De Fatima Sebastiao Lobo Alias Arthur Francisco Lobo , Father Name:Antonio Augusto Sebastiao Lobo, Age: 65,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Other,  House No. 13-413-1, Plot 30, Caculo Colony, near Youth Hostel, Miramar, Panaji, Goa,  <b>PAN No.:</b> AAQPL9965K</p>			
6	<p>Maria Dos Anjos Judith De Noronha , Father Name:Abel Angelo Da Piedade Noronha, Age: 55,  <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b> Service,  House No. 2783, Raikar Road, Below Government Rest House, Monte Hill, Margao, Goa.,  <b>PAN No.:</b> ACAPD1647C</p>			
7	<p>Francisco Julio Da Piedade Da Veiga Barbosa Noronha ,  Father Name:Camilo Coelho Barbosa Noronha, Age: 62,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Other,  House No. 2783, Raikar Road, Below Government Rest House, Monte Hill, Margao, Goa.,  <b>PAN No.:</b> ACVPB6386P</p>			
8	<p>Maria Celeste Evelyn De Noronha Alias Maria Celeste Alberto Alias Celeste Evelyn Alberto Alias Maria Celeste Evelyn De Noronha Alberto , Father Name:Abel Angelo Da Piedade Noronha, Age: 53,  <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b>  Housewife, House No. 7, Sunflower Apartment, Near Pharmacy College, Panaji, Goa,  <b>PAN No.:</b> ABWPA0309B</p>			







Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	<p>Ralindo Manuel De Jesus Noronha Alberto Alias Ralindo Manuel ALberto Alias Ralindo ALberto , Father Name:Jaime Manuel Sebastiao Alberto, Age: 56,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Engineer, House No. 7, Sunflower Apartment, Near Pharmacy College, Panaji, Goa,  <b>PAN No.:</b> ABXPA7475K</p>			
10	<p>Noel Joaquim De Jesus Noronha Alias Noel Joaquim De J Noronha , Father Name:Abel Angelo Da Piedade Noronha, Age: 48,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Service, House No. 12-4931, St. Joaquim Road, Near Sapana Woods Building, Borda, Margao, Goa,  <b>PAN No.:</b> ACYPN4630M</p>			
11	<p>Mercy Bernadette Saldanha E Noronha Alias Mercy Bernadette Noronha , Father Name:Francis Saldanha, Age: 38,  <b>Marital Status:</b> Married ,<b>Gender:</b>Female,<b>Occupation:</b> Housewife, House No. 12-4931, St. Joaquim Road, Near Sapana Woods Building, Borda, Margao, Goa,  <b>PAN No.:</b> AUHPS2765D</p>			
12	<p>Niresh Pravas Naik , Father Name:Pravas Crisna Naik, Age: 45,  <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Business, House No. 2833, Krishnasheel, Monte-Hill, Borda, Margao, Goa 403 601,  <b>PAN No.:</b> AAYPN2269E</p>			
13	<p>Nihar Vianney Caesar Pereira Alias Nihar V C Pereira , Father Name:Leo Arcanjo Pereira, Age: 25,  <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Business, House No. 241-4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa,  <b>PAN No.:</b> DBTPP6227H , as Power Of Attorney Holder for Leo Arcanjo Pereira</p>			
14	<p>Nihar Vianney Caesar Pereira Alias Nihar V C Pereira , Father Name:Leo Arcanjo Pereira, Age: 25,  <b>Marital Status:</b> Bachelor ,<b>Gender:</b>Male,<b>Occupation:</b> Business, House No. 241-4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa,  <b>PAN No.:</b> DBTPP6227H</p>			
15	<p>Nihar Vianney Caesar Pereira , Father Name:Leo Arcanjo Pereira, Age: 25,  <b>Marital Status:</b> ,<b>Gender:</b>Male,<b>Occupation:</b> Business, House No. 241-4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa,  <b>PAN No.:</b> DBTPP6227H</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	Nihar Vianney Caesar Pereira , Father Name:Leo Arcanjo Pereira, Age: 25, Marital Status: ,Gender:Male,Occupation: Business, House No. 241-4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa 403 707, PAN No.: DBTPP6227H , as Power Of Attorney Holder for Kyla Maria Pereira			
17	Nihar Vianney Caesar Pereira , Father Name:Leo Arcanjo Pereira, Age: 25, Marital Status: ,Gender:Male,Occupation: Business, House No. 241-4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa 403 707, PAN No.: DBTPP6227H , as Power Of Attorney Holder for Rybeck Savio Antonio Pereira Alias Rybeck S A Pereira			

Witness:

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



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nolan Olav Pereira, Age: 28, DOB: , Mobile: 9637892664 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403707, Flat No. F24 First Floor Manuel Joao Residency Buticas, Flat No. F24 First Floor Manuel Joao Residency Buticas, Navelim, Salcete, SouthGoa, Goa			
2	Name: Vishant Loknath Bhandari, Age: 41, DOB: 1981-01-16 , Mobile: 7218558385 , Email: , Occupation: Service , Marital status : Married , Address: 403601, EWS41, EWS41, Gogol Housing Board, Near Jyotibha Temple, Margao, Salcete, SouthGoa, Goa			

*Geneyca*  
Sub Registrar  
- CUM -  
REGISTRAR  
MARGAO

Document Serial Number :- 2022-MGO-2563

Document Serial No:-2022-MGO-2563

Book :- 1 Document

Registration Number :- **MGO-1-2504-2022**

Date : 30-Jun-2022

*Aneyco*

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

REGISTRAR

REGISTRAR

SALCETE



## Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 30-Jun-2022 12:05:27

Date of Receipt: 30-Jun-2022

Receipt No : 2022-23/2/1369

Serial No. of the Document : 2022-MGO-2563

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

Received the following amounts from **Niresh Pravas Naik** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1800000	E-Challan	• Challan Number : 202200548537 • CIN Number : CKU0622479	1800000
Processing Fee	3120	E-Challan	• Challan Number : 202200548537 • CIN Number : CKU0622479	3140
<b>Total Paid</b>	<b>1803140</b> ( Rupees Eighteen Lakhs Three Thousand One Hundred And Forty 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 :**

Specimen Signature of the Person Authorized

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

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

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar