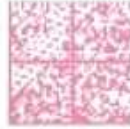


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For APV FINANCIAL



Authorized Signatory



2023-BR2-3651
21/7/23

DEED OF SALE

For EVERGREEN VILLAMENT LLP


Authorized Signatory

This **Deed of Sale** is executed at Mapusa, Bardez,
Goa, on this 16^h day of **June, 2023**.

BETWEEN

1. **Mr. ANTONIO RALINO PIO DE SIQUEIRA**

Alias RALINO ANTONIO SEQUEIRA, Son of
late Mr. Antonio Cleto Pedro Siqueira, 66 years
of age, Widower, Business, Indian National,
having PAN Card No. [REDACTED] and
AADHAAR Card No. [REDACTED], Mobile
No. [REDACTED], resident of H.no.14/387/C,
Dr. Jack Sequeira Road, Opp. Blue Bay Hotel,
Miramar, Caranzalem, Panaji, Goa – 403002, and
his daughter,

2. **Miss. IZEL ANEKA SEQUEIRA Alias IZEL**

ANEKA SIQUEIRA, Daughter of Mr. Antonio
Ralino Pio Siqueira alias Ralino Antonio Sequeira
, 26 years of age, Unmarried, Service, Indian
National, having PAN Card Bearing No.
[REDACTED], and AADHAAR Card No.
[REDACTED], Mobile No.
[REDACTED]

For EVERGREEN VILLAMENT LLP


Authorized Signatory

[REDACTED], resident of H.no.14/421, Dr. Jack Sequeira Road, Opp. Blue Bay Hotel, Miramar, Caranzalem, Panaji, Goa - 403002, hereinafter referred to as the '**VENDORS**' (which expression shall include their heirs, successors, executors, administrators and assigns) of the **FIRST PART**.

Vendor No. 2 herein above **Miss IZEL ANEKA SEQUEIRA** alias **IZEL ANEKA SIQUEIRA** is represented herein through her Power of Attorney Holder, her father, Vendor No. 1 Hereinabove **Mr. ANTONIO RALINO PIO DE SIQUEIRA** alias **RALINO ANTONIO SEQUEIRA** authorized vide General Power of Attorney dated **02/09/2015** executed before Noel Dias Sapeco, Advocate & Notary, Panaji Goa under Registration No. 1089/2015.

AND

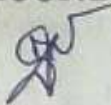
M/s EVERGREEN VILLAMENT LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, with registered No. [REDACTED], having



For EVERGREEN VILLAMENT LLP

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PAN Card Bearing No. [REDACTED] [with its registered office address at H. No.149/5,GF,KILOKRI VILLAGE, Pratap market police station, Sunlight colony, New Delhi, South Delhi 110014 , represented through its Authorized Signatory/Representative, **Mr. Arun Kumar**, Son of Mr. Bhola Prasad Yadav, 45 years of age, Married, Service, Indian National, holder of Pan card bearing no. [REDACTED] and holder of Aadhaar Card bearing No. [REDACTED], resident of Flat No. S6, 2nd Floor, Mandovi Apts. Near Mahalaxmi Temple Panjim, Panaji, Tiswadi, North Goa, Goa, 403001, duly authorized vide board resolution dated **02.05.2023**, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Partners, heirs, executors, administrators, successors, legal representatives and assigns) of the **SECOND PART**.



For EVERGREEN VILLAMENT LLP


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WHEREAS there exists a property known as "SORANTO" or "GOTTONINCHEM BATTI", admeasuring an area of 8600 sq. mts., surveyed under Survey no. 185/4 of Anjuna Village, along with the house standing thereon bearing house no. 877/1.(which is 877 as per Village Panchayat records) of the Village Panchayat of Anjuna-Caisua, described in the Land Registration office of Bardez under no. 206 at page 140v of Book B old 2nd, bearing old cadastral Survey no.3667 of Anjuna Village, situated at Anjuna, with the Jurisdiction of Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, more clearly described in schedule I hereunder and shall hereafter be referred to as the SAID LARGER PROPERTY, for the sake of brevity.

AND WHEREAS a part of the SAID LARGER PROPERTY, admeasuring an area of 6015 sq. mts., is presently separated and surveyed under Survey no. 185/4-B of Anjuna Village, along with the house bearing house no. 877/1 admeasuring 625 sq. mts



For EVERGREEN VILLAMENT LLP

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(which is 877 as per Village Panchayat records) of the Village Panchayat of Anjuna-Caisua standing thereon, which now a separate, distinct, independent property, was earlier part of the said larger property, known as "SORANTO" or "GOTTONINCHEM BATTA", surveyed under Survey no. 185/4 of Anjuna Village, described in the Land Registration office of Bardez under no. 206 at page 140v of Book B old 2nd, bearing old cadastral Survey no.3667 of Anjuna Village, situated at Anjuna, with the Jurisdiction of Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and this property is more clearly described in Schedule II hereunder written and shall hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS the said larger property described under No. 206 at folio 140v of Book B-2/OC was recorded in the Old Cadastral survey under survey no. 3667 of Anjuna Village and corresponded to the new survey no.185/4 of



For EVERGREEN VILLAMENT LLP



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Anjuna Village, admeasuring a total area of 8600 sq. mts.

AND WHEREAS the said larger property was inscribed in favour of Angela Mericia de Abreu, Zita dos Anjos de Abreu, Maria Filomena Azulina de Abreu and Ana Maria Rosa de Abreu, daughters of Manuel Jose de Abreu and Borengaria Fernandes e Abreu under Inscription No. 42449 at folio 181v of Book G 45 and the same was also recorded exclusively in the name of Angela Mericia de Abreu, Zita dos Anjos de Abreu, Maria Filomena Azulina de Abreu and Ana Maria Rosa de Abreu in the old cadastral survey records of old cadastral survey plan no. 3667 of Anjuna Village.

AND WHEREAS the said Maria Filomena Azolina de Abreu and her sister Angela Mericia de Abreu have vide a Deed of Gift dated 18/09/1946 gifted all their rights in all their properties, including their rights



For EVERGREEN VILLAMENT LLP

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in the said larger property, to their sisters Zita dos Anjos de Abreu and Ana Maria Rosa de Abreu.

AND WHEREAS thereafter Zita dos Anjos de Abreu expired in the status of a spinster, and in terms of the inscription recorded under No. 42462 at page 187 of Book G-45, which was the last inscription of the said larger property, it records in favour of Ana Maria Rosa de Abreu, a bequeath made to Ana Maria Rosa de Abreu by her sister Zita Maria dos Anjos de Abreu, a spinster, vide a Deed of Will dated 18/09/1946, in respect to her rights in the said larger property and accordingly the new promulgated survey records of the said larger property came to be recorded in the sole and exclusive name of Ana Maria Rosa Abreu.

AND WHEREAS vide Deed of Sale dated 15th January, 1971, duly registered before the Sub Registrar of Bardez, at Mapusa, under Registration no. 4211 of Book Number-I, Volume no. 47 at Pages 217 to 229, on 01st

For EVERGREEN VILLAMENT LLP

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March 1991, the said Ana Maria Rosa Abreu, in the status of a spinster, and representing herself as the sole owner therein, amongst other property, sold and conveyed the said larger property, bearing description no. 206 at folio 140 of Book 2nd Old along with the residential house standing thereon, to Antonio Cleto Pedro Sequeira, who accordingly had his name mutated in the survey records of the said larger property.

AND WHEREAS vide a Will dated 06th March, 1990, duly drawn in the office of the Notary Ex-Officio of Bardez under Book no. 158, at pages 25 to 28, dated 06/03/1990, Antonio Cleto Siqueira alias Antonio Cleto Pedro Siqueira, had bequeathed the said larger property to his son, Antonio Alito Sebastiao Siqueira, one of his four children and vide Will dated 06th March, 1990, duly drawn in the office of the Notary Ex-Officio of Bardez under Book no. 158, at pages 28 to 30v, dated 06/03/1990, Maria Diana Sa e Siqueira alias Maria Diana Siqueira, wife of Antonio Cleto Pedro Sequeira,



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bequeathed the said larger property to her son, Antonio Alito Sebastiao Siqueira, one of her four children.

AND WHEREAS after the death of Maria Diana Sa e Siqueira alias Maria Diana Siqueira, a Special Civil Suit bearing no. 32/2006/B, of the Court of the Civil Judge Senior Division, Mapusa, was instituted by Antonio Ralino Pio de Sequeira and his wife Mrs. Christina Mascarenhas Sequeira, as plaintiffs therein against Mr. Antonio Cleto Pedro Sequeira, Mrs. Maria Fatima Siqueira e De Souza and her husband Mr. Kenneth Martin De Souza, Mr. Antonio Alito Sebastiao Sequeira and his wife Mrs. Suman Khanolkar, Mrs. Maria Celia Siqueira e Rebeiro and her husband Mr. Savio Rebeiro, as defendants therein, for declaration and partition of the properties of the estate of late Maria Diana Sa e Siqueira alias Maria Diana Siqueira, widow of Antonio Cleto Siqueira and mother of Antonio Ralino Pio de Sequeira, Mrs. Maria Fatima Siqueira e De Souza, Antonio Alito Sebastiao Sequeira and Mrs. Maria Celia Siqueira e Rebeiro, which included the said larger property, bearing Survey no. 185/4 of the Village



For EVERGREEN VILLAMENT LLP

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Anjuna, Bardez, Goa, admeasuring 8600 sq. mts, along with the house bearing no. 877/1 (which is 877 as per Village Panchayat records) standing thereon, which Special Civil Suit bearing no. 32/2006/B, of the Court of the Civil Judge Senior Division, Mapusa, was settled by the said parties amicably and mutually and was decreed vide Compromise Decree dated 13th April 2006, wherein the said Antonio Ralino Pio de Sequeira and his wife Mrs. Christina Mascarenhas Sequeira were allotted the exclusive rights and ownership of the said larger property bearing Survey no. 185/4 of Village Anjuna alongwith the residential house bearing House no. 877/1 (which is 877 as per Village Panchayat records) of Anjuna Village, which settlement/Compromise/Consent Decree, was in the nature of a family settlement.

AND WHEREAS thereafter the said Mrs. Christina Mascarenhas Sequeira, expired on 05/09/2010 and upon her death an Inventory Proceeding bearing no. 133/2013/A, was instituted in the Court of the Civil Judge Senior Division, at Mapusa, by her



For EVERGREEN VILLAMENT LLP

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husband/widower, Mr. Antonio Ralino Pio Siqueira, wherein it was held that the said Mrs. Christina Mascarenhas Sequeira, expired leaving behind her husband and moiety holder, Mr. Antonio Ralino Pio Siqueira and her daughter Miss. Izel Siqueira as her sole and universal heir, in which Inventory Proceeding bearing no. 133/2013/A, the said larger property bearing Survey no. 185/4 of Anjuna Village along with the house bearing no. 877/1 (which is 877 as per Village Panchayat records) of Village Panchayat Anjuna was listed as Item no. I and the "said larger property" was allotted, equally, to Mr. Antonio Ralino Pio Siqueira and her/his daughter Miss. Izel Siqueira, the VENDORS herein.

AND WHEREAS thereafter VENDORS herein, namely, Mr. Antonio Ralino Prio Siqueira and Mrs. Izbel Siqueira, got the said property, admeasuring 6015 sq. mts., partitioned from the said larger property bearing survey no. 185/4 of Anjuna Village, vide Judgment and Order dated 26/10/2020 passed by the Deputy Collector and SDO, Mapusa-Goa, in Partition Case

For EVERGREEN VILLAMENT LLP

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bearing no. 15/49/2017/PART/LAND, of the Court of the Deputy Collector and SDO, Mapusa-Goa, wherein the said property has been separated from the said larger property and the said property was issued a new survey no. 185/4-B of Anjuna Village, for an area admeasuring 6015 sq. mts..

AND WHEREAS the name of the VENDORS, Antonio Ralino Pio Siqueira and Izel Siqueira, stands exclusively recorded in the Survey Record of Rights i.e. the Form I & XIV of the Survey No.185/4-B of Anjuna Village i.e. the said property, as its sole occupants and there are no other entries of whatsoever nature in the said survey records (Form I & XIV) of the said property bearing survey no. 185/4-B of Anjuna Village and the vendors are equal co-owners of the said property and house therein.

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



For EVERGREEN VILLAMENT LLP

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thereon, described in Schedule II hereunder written and that they have a clear and marketable title to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written and that there is no other person/s who could prove a better title to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written.

AND WHEREAS the VENDORS have represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDORS are now the sole, absolute and exclusive owners and in absolute and exclusive possession of the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, by virtue of title as well as by prescription and that there is no other person/s, who can prove a better title to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written.

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



For EVERGREEN VILLAMENT LLP




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AND WHEREAS based on the aforesaid specific representations of the VENDORS the PURCHASER had approached the VENDORS with a proposal to purchase from the VENDORS, the SAID PROPERTY, bearing survey no. 185/4-B of Anjuna Village, alongwith the house bearing house no. 877/1 admeasuring 625 sq. mts (which is 877 as per Village Panchayat records) of Village Panchayat of Anjuna-Caisua standing thereon, more particularly described in the Schedule II herein-under written, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 6,01,50,000/- (Rupees Six Crores One Lakh Fifty Thousand Only)** and the VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER, for the aforesaid consideration.

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



For EVERGREEN VILLAMENT LLP


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NOW THIS DEED OF SALE WITNESSES AS
UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of **Rs. 6,01,50,000/- (Rupees Six Crores One Lakh Fifty Thousand Only)** paid by the PURCHASER to the VENDORS:

a. Paid RTGS Vide UTR No. **ICICR52023050800473377** dated 08.05.2023 drawn on the ICICI Bank, Nehru Place, New Delhi Branch, for a sum of **Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only)**, paid towards the I.T. A/c of the VENDOR NO 1.

b. Paid RTGS Vide UTR No. **ICICR52023050800472907** dated 08.05.2023 drawn on the ICICI Bank, Nehru Place, New Delhi Branch, for a sum of **Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only)**, paid towards the I.T. A/c of the VENDOR NO 2.



For EVERGREEN VILLAMENT LLP

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c. Paid RTGS Vide UTR No.
ICICR52023050900535451 dated
08.05.2023 drawn on the ICICI Bank, Nehru
Place, New Delhi Branch, for a sum of **Rs.**
**99,00,000/- (Rupees Ninety Nine
Lakhs Only)**, paid towards the I.T. A/c of
the VENDOR NO 2.

d. Paid RTGS Vide UTR No.
ICICR42023051800523992 dated
18.05.2023 drawn on the ICICI Bank, Nehru
Place, New Delhi Branch, for a sum of **Rs.**
**99,74,250/- (Rupees Ninety Nine
Lakhs Seventy four thousand two
hundred and fifty Only)** paid towards the
I.T. A/c of the VENDOR NO 1

e. Paid RTGS Vide UTR No.
ICICR42023051800524145 dated
18.05.2023 drawn on the ICICI Bank, Nehru
Place, New Delhi Branch, for a sum of **Rs.**
**99,74,250/- (Rupees Ninety Nine
Lakhs Seventy four thousand two**



For EVERGREEN VILLAMENT LLP

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hundred and fifty Only), paid towards the I.T. A/c of the VENDOR NO 2, (the receipt of which entire consideration the VENDORS do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole, absolute and exclusive owners of the SAID PROPERTY, bearing survey no. 185/4-B of Anjuna Village and the house bearing house no. 877/1 (which is 877 as per Village Panchayat records) of Village Panchayat of Anjuna-Caisua standing thereon, situated at Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, bearing survey no. 185/4-B of Anjuna Village and the house bearing house no. 877/1 admeasuring 625 sq. mts (which is 877 as per

For EVERGREEN VILLAMENT LLP


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Village Panchayat records) of Village Panchayat of Anjuna-Caisua standing thereon, situated at Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.



For EVERGREEN VILLAMENT LLP


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2. The VENDORS admit and acknowledge that the sale consideration for the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, has been paid in full in favor of the VENDOR No. 1 and the VENDOR No. 2 and the VENDORS categorically and specifically admit and acknowledge the receipt of the entire sale consideration and give full discharge of the same to the PURCHASER and the VENDORS undertake not to raise any claims or demands against the PURCHASER, in this regard, at any point of time in the future.

3. The VENDORS have on this day handed over vacant, peaceful and irrevocable possession of the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, to the PURCHASER, free from all claims, demands and encumbrances, to have, own, occupy, possess and hold the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, forever, as his/its



For EVERGREEN VILLAMENT LLP



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own, from this day onwards, without any interferences from any persons whomsoever.

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



For EVERGREEN VILLAMENT LLP



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5. The VENDORS shall indemnify and keep indemnified the PURCHASER against all penalties, claims and/or demands, if any made against the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, hereby sold or any part thereof, either independently or through the VENDORS or any other person or persons and if any claims are made against the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, the same shall be settled by the VENDORS alone, at their own cost, without any liability to the PURCHASER.

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

a) That the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the



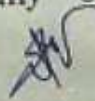
For EVERGREEN VILLAMENT LLP

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VENDORS have not done anything whereby the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, may be subject to any attachment or lien of any Bank, Court or person whatsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written.

c) That the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law, by the State



For EVERGREEN VILLAMENT LLP



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Government or Central Government or any other authority or local body.

d) That the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written is not subject matter of any attachment by any authority or court.

e) That the VENDORS have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, nor have they agreed to sell or encumber the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, in any manner whatsoever.

f) That the VENDORS or their predecessors have not granted any right of way, easement



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or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, hereby sold;

g) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, nor is the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, affected by any prohibitory order of injunction or attachment either before or after Judgment.

h) That there are no tenants, occupants, mundkars, other right holders or any claims in/on/to the SAID PROPERTY and the

For EVERGREEN VILLAMENT LLP

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house standing thereon, described in Schedule II hereunder written.

i) There is no access/path passing through the SAID PROPERTY, described in Schedule II hereunder written.

j) That the title of the VENDORS to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, is clear and marketable.

k) That the VENDORS have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written.

l) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY and



For EVERGREEN VILLAMENT LLP
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the house standing thereon, described in Schedule II hereunder written, against all claims or demands, if any, raised with respect to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written.

m) That the VENDORS covenant that if any claims are made against the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, the same shall be settled by the VENDORS alone, at their own cost, without any liability to the PURCHASER.

n) That the VENDORS and all persons claiming through the VENDORS shall at all times, sign and execute all such acts, deeds and documents, as may be required or called for by the PURCHASER and/or any person claiming through them, with respect to the SAID PROPERTY and the house standing

For EVERGREEN VILLAMENT LLP


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thereon, described in Schedule II hereunder written, at the cost of the PURCHASER and the VENDORS undertake to make themselves available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, as and when called upon by the PURCHASER without any delay.

7. The VENDORS do hereby covenant that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY described in Schedule II hereunder written, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY described in Schedule II hereunder written, by deleting the names of the VENDORS appearing therein.



For EVERGREEN VILLAMENT LLP


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8. The VENDORS do hereby covenant that they have NO OBJECTION for transferring the house tax records of house no. 877 of the Village Panchayat of Anjuna-Caisua described in Schedule II hereunder written, to include the name of the PURCHASER and deleting the names of the VENDORS appearing therein

9. The VENDORS covenant that the PURCHASER, shall, from this day onwards hold, own and possess the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written as his/its own, as its sole, absolute and exclusive owner.

10. The VENDORS hereby declare that the SAID PROPERTY and the house standing thereon, described in Schedule II hereunder written, in transaction do not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.



For EVERGREEN VILLAMENT LLP


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11. The PURCHASER has deducted tax at source on this transaction at the rate of 1% of the sale consideration and the said amount of **Rs 6,01,500/- (Rupees Six Lakhs One Thousand and Five Hundred only)** is paid to the credit of the Income Tax Account of the VENDORS.

12. The fair present market value of the Said Flat is **Rs. 6,01,50,000/- (Rupees Six Crores One Lakh Fifty Thousand Only)** and as Such Stamp Duty of **Rs. 36,09,000/- (Rupees Thirty Six Lakhs Nine Thousand Only)** is affixed here to which is borne by the ALLOTTEES/PURCHASERS.



For EVERGREEN VILLAMENT LLP


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SCHEDULE - I

[SAID LARGER PROPERTY]

ALL THAT LARGER PROPERTY known as "SORANTO" or "GOTTONINCHEM BATTI", admeasuring an area of 8600 sq. mts., surveyed under Survey no. 185/4 of Anjuna Village in the new survey records with a house standing thereon bearing house no. 877/1 (which is 877 as per Village Panchayat records) of the Village Panchayat of Anjuna-Caisua, described in the Land Registration office of Bardez under no. 206 at page 140v of Book B old 2nd, surveyed in the old cadastral survey under cadastral Survey no.3667 of Anjuna Village, situated at Anjuna, with the Jurisdiction of Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property bearing Survey no. 185/4 is bounded as follows:

North: By main PWD Road.

South: By Survey no. 186/1

East: By Survey no. 185/5 of Village Anjuna.

West: By Village Road,

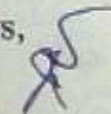



For EVERGREEN VILLAMENT LLP

Authorized Signatory

SCHEDULE - II
(SAID PROPERTY)

ALL THAT PROPERTY Known as "SORANTO" or "GOTTONINCHEM BATTA", admeasuring an area of 6015 sq. mts., presently surveyed under Survey no. 185/4-B of Anjuna Village, with the house bearing house no. 877/1 admeasuring 625 sq.mts. (which is 877 as per Village Panchayat records) of the Village Panchayat of Anjuna-Caisua standing thereon, now a separate, independent property, which was earlier part of the larger property known as "SORANTO" or "GOTTONINCHEM BATTA", surveyed as a whole under Survey no. 185/4 of Anjuna Village, described in the Land Registration office of Bardez under no. 206 at page 140v of Book B old 2nd, bearing old cadastral Survey no.3667 of Anjuna Village, situated at Anjuna, with the Jurisdiction of Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property bearing Survey no. 185/4B is bounded as follows,


For EVERGREEN VILLAMENT LLP


Authorized Signatory

North-Goa District, Goa, and the said property is presently bounded as under:

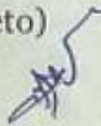
North: By the main Public PWD Road.

South: By Survey no. 186/28 to 186/35 & 187/11.

East: By Survey no. 185/5 of Village Anjuna.

West: By Village Road and property bearing Survey No. 185/4,

(The SAID PROPERTY is delineated in red in the plan annexed hereto)



For EVERGREEN VILLAMENT LLP


Authorized Signatory

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

SIGNED SEALED AND DELIVERED

BY THE WITHIN-NAMED VENDORS



ANTONIO RALINO PIO DE SEQUEIRA

Mr. ANTONIO RALINO PIO DE SEQUEIRA
For himself and as Power of Attorney Holder for Vendor No. 2

LHFI

RHFI



For EVERGREEN VILLAMENT LLP

Authorized Signatory

**SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED PURCHASER**

For EVERGREEN VILLAMENT LLP

Authorized Signatory



M/s EVERGREEN VILLAMENT LLP

Through its representative

Mr. Arun Kumar

LHFI

RHFI



SK

For EVERGREEN VILLAMENT LLP

Authorized Signatory

IN THE PRESENCE OF

1. Name:- Mr. Pramod Kumar,

Address:- 330/4, Ground Floor, Anjuna

Bardez, North Goa 403509

Mobile No:- [REDACTED]

Signature:-

[Handwritten signature]

2. Name:- Mr. Amit Kumar Mahato,

Address:- GS-1 Paraiso De Goa Alto Porvorim Bardez

Goa Salvador Do Mundo Bardez North Goa

Mobile No:- [REDACTED]

Signature:-

[Handwritten signature: amit kumar mahato]



[Handwritten signature]

For EVERGREEN VILLAMENT LLP

[Handwritten signature]
Authorized Signatory



Government of Goa
Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Anjuna Village

Survey No.: 185, Subdivision No.: 4-B

203 - Bf2 - 3651
21/7/23

Scale 1:2000

Reference No.: REV192327334



This record is computer generated on 31-01-2023 02:36:30. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE
FOR EVERGREEN VILLAMENT LLP

Handwritten signature

Handwritten signature
Evergreen Villament LLP



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Jul-2023 12:14:09 pm

Document Serial Number :- 2023-BRZ-3651

Presented at 12:06:22 pm on 21-Jul-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3609000
2	Registration Fee	1804500
3	Tatkal appointment fee	30000
4	Mutation Fees	3500
5	Processing Fee	3100
Total		5450100

Stamp Duty Required :3609000/-

Stamp Duty Paid : 3609000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	ARUN KUMAR Authorized Representative Of EVERGREEN VILLAMENT LLP ,Father Name:BHOLA PRASAD YADAV, Age: 46, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Flat No. S6, 2nd Floor, Mandovi Apts. Near Mahalaxmi Temple Panjim, Panaji, Tiswadi, North Goa, Goa, - 403001, Address2 - , PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	ARUN KUMAR Authorized Representative Of EVERGREEN VILLAMENT LLP , Father Name:BHOLA PRASAD YADAV, Age: 46, Marital Status: ,Gender:Male,Occupation: Service, Flat No. S6, 2nd Floor, Mandovi Apts. Near Mahalaxmi Temple Panjim, Panaji, Tiswadi, North Goa, Goa, - 403001, PAN No.:			
2	Antonio Ralino Pio De Siqueira Alias Ralino Antonio Sequeira , Father Name:Antonio Sequeira, Age: 66, Marital Status: Widower ,Gender:Male,Occupation: Business, H.no.14/387/C, Dr. Jack Sequeira Road, Opp. Blue Bay Hotel, Miramar,Panaji, Caranzalem, North Goa, Goa - 403002, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<p>Antonio Ralino Pio De Siqueira Alias Ralino Antonio Sequeira Duly Authorized Power Of Attorney Holder For Miss. Izel Aneka Sequeira Alias Izel Aneka Siqueira , Father Name:Antonio Sequeira, Age: 66, Marital Status: ,Gender:Male,Occupation: Business, H.no.14/387/C, Dr. Jack Sequeira Road, Opp. Blue Bay Hotel, Miramar, Panaji, Caranzalem, North Goa, Goa – 403002, PAN No.: _____ , as Power Of Attorney Holder for Izel Aneka Sequeira Alias Izel Aneka Siqueira</p>			

Witness:

We individually/Collectively recognize the Vendor, Purchaser.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Pramod Kumar, Age: 70, DOB: , Mobile: 9870553566 , Email: , Occupation: Service , Marital status : Married , Address: 403509, Survey no 330/4 Ground floor Anjuna Bardez North Goa , Survey no 330/4 Ground floor Anjuna Bardez North Goa , Anjuna, Bardez, NorthGoa, Goa</p>			
2	<p>Name: Amit Kumar Mahato, Age: 44, DOB: , Mobile: 9823862590 , Email: , Occupation: Business , Marital status : Married , Address: 403101, E-102 Chowgule Meadows Paithona Salvador Do Mundo Betim North Goa Goa 403101, E-102 Chowgule Meadows Paithona Salvador Do Mundo Betim North Goa Goa 403101, Salvador-do-mundo, Bardez, NorthGoa, Goa</p>			



Beepes

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-3651

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Book :- 1 Document
Registration Number :- BRZ-1-3479-2023
Date - 21-Jul-2023

Bardez

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

**SUB-REGISTRAR
BARDEZ**

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Sadanand

