(Rupees Six Lakhs Seventy Two Thousand only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPHANA BENEFIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

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For CITIZENCREDIT CO-OP. BANK LTD.

Margao Branch

Authorised Signatory

Name of Purchaser...NANU ESTATES PRIVATE LIMITED

THE SEAL OF THE SUB-REGISTRAR OF MARGAO

2021 - BRZ - 458
21/01/2021

DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa; on this 27th day of January, of the year 2021;

BETWEEN

1. Shri. **ADEODATA D SOUZA** alias **JUSTINIANO BALTAZAR ADEODATO DE CONCEICAO SOUZA** alias **ADEODATA D'SOUZA** alias **JUSTINIANO BALTAZAR ADEODATO DE SOUZA** alias **ADEODATO DE SOUZA** alias **JUSTINIANO BALTZAR ADEODATO DE SOUZA** alias **JUSTINIMO DE SOUZA** alias **JUSTINIANO B. A. DE SOUZA**, son of late Justiniano Baltazar de Souza, aged 89 years, Indian National holding Income Tax PAN [redacted] Aadhaar Card No [redacted] Mobile Phone No. 9130539462, Email ID: adeodesouza@yahoo.com, landlord, retired, married; and his wife,

2. Smt. **ZELMA ANITA PATRICIA DE SOUZA**, alias **ZELMA ANITA PATRICIA DESOUZA** alias **ZELMA A P DESOUZA**, daughter of Ignatius De Souza, aged 84 years, Indian National holding Income Tax PAN [redacted] Aadhaar Card No. [redacted], Mobile Phone No. 9763814574, Email ID: adeodesouza@yahoo.com, housewife, both residing at

House No. 812, Portawado, Siolim, Bardez, Goa 403 517; hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956 and registered with the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U70200GA2007PTC005509 2007-2008, with its Registered Office at House No. 15/1448, 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income Tax PAN Card [redacted] Email ID: info@nanu.co.in; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Directors, successors in office, legal representatives, administrators, executors and assigns) OF THE SECOND PART;

AND

M/s. **VITARA**, a Partnership Firm, duly registered under the Partnership Act, 1932 with the Registrar of Firms at Bardez, under No. 11/2004 on 27-02-2004, having its Registered Office at Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403 507; holding Income Tax PAN [redacted], hereinafter referred to as "**the CONFIRMING PARTY**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Partners, their heirs and successors, legal representatives, administrators, executors and assigns) OF THE THIRD PART;

WHEREAS **the PURCHASER** is represented herein by its Director, Shri. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 43 years, Indian National holding Income Tax PAN [redacted] Aadhaar No [redacted], Email ID: niresh@nanu.co.in, Mobile Phone No. 9822125057, businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403 602; by virtue of Resolution dated 29-11-2007 of its Board of Directors, Xerox true copy whereof is being presented to the Sub-Registrar of Bardez at Mapusa, Goa, along with the Deed;

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AND WHEREAS **the CONFIRMING PARTY** is represented herein by both its Partners, namely, (a) Shri. **Ulhas Gopal Asnodker** alias Asnodkar Ulhas Gopal, son of late Gopal Asnodker, aged 65 years, Indian National holding Income Tax PAN [redacted] Aadhaar Card No. [redacted], Mobile Phone No. 9326123890, business, married, residing at House No. 597, Bhutki Wada, Porvorim, Bardez, Goa 403 501; and (b) Shri. **Chandramohan Vithal Nasnodkar**, son of late Vithal Nasnodkar, aged 68 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted] Mobile Phone No. 9421150176, business, married, residing at House No. 159, Vitara Niwas, Dangui Colony, Alto Duler, Mapusa, Bardez, Goa 403 507;

AND WHEREAS there exists in the village and Parish of Siolim, a large property denominated "**TARCHY BATTY**" or "**TARCHI BATTY**", locally known as "**TARCHI BHAT**", within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village; and bounded as under:-

East: By the coconut grove "Tarchy Batty" of the heirs of Pio Ilario Fernandes;

West: By the coconut grove "Tarchy Batty" of Pascoal Lourence Fernandes;

North: By coconut grove "Tarchy Batty" of Manuel Barros; and

South: By the drain of monsoon waters.

AND WHEREAS the large property described hereinabove is hereinafter referred to as "the entire property" for the sake of brevity and convenience;

AND WHEREAS, under the **Inscription No. 310** of Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **two-third share** of the entire property are inscribed in the name of Mr. Pascoal Fernandes, who purchased the same from Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the Public Deed dated 15.03.1884 recorded at pages 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustavo;

AND WHEREAS, under the **Inscription No. 311** of the same Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **one-third share** of the entire property is inscribed in the name of Mr. **Vicente Fernandes** and the two-third share of the entire property

are inscribed in the name of Pascoal Fernandes, in view of purchase made by them from the said Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the same Public Deed recorded at page 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustao;

AND WHEREAS, as on 25.04.1884, two-third share of the entire property belonged to Mr. Pascoal Fernandes and remaining one-third share thereof belonged to Mr. Vicente Fernandes;

AND WHEREAS, the said Vicente Fernandes (owner of the one-third share) was married to Mrs. Luzia Jeberina Fernandes, and, he died leaving behind the said Mrs. Luzia Jeberina Fernandes as his widow, and, as his heirs, he left behind (a) Ms. Andre Joaquino Fernandes, un-married and (b) Mrs. Maria Caetana Fernandes married to Mr. Matias Cresencio De Sousa, all of whom sold the said one-third share in the entire property to Mrs. Maria Piedade Pereira, by virtue of **Escritura de Compra e Vendaes** (Public Deed of Purchase and Sale) drawn on **18.01.1908** by the Tabeliao of the Judicial Division of Bardez, Mr. Joao Copertino da Caridade Frias, at pages 51 to 52 of his Notarial Deeds Book No. 98;

AND WHEREAS the said Mrs. Maria Piedade Pereira was married to Mr. Joao Pedro da Sousa and the said Joao Pedro da Sousa expired leaving behind the said Mrs. Maria Piedade Pereira, as his widow, and, as his heirs he left behind (a) Mr. Justiniano Baltazar Lourneco Batista de Sousa alias Justiniano Baltazar de Sousa married to Mrs. Lucilia Francisca Fiorina de Conceicao e Sousa, (b) Mrs. D. Rubertina Rosinha de Sousa alias Rubertina Rosa de Sousa Frietas married to Mr. Celso Reginaldo Frietas and (c) Mrs. D. Pacificacao Magdalena Amelia de Sousa Menezes alias Pacificacao Magdalena de Sousa de Menezes married to Mr. Antonio Santana Patrocinio de Menezes; who all have partitioned the assets of the deceased Joao Pedro da Sousa vide the **Escritura de Partilho** (Public Deed of Partition) drawn on **14.08.1921** at pages 75 (overleaf) to 77 (overleaf) of Book No. 205 of Tabeliao of Bardez, Mr. Joao Copertino da Cardidade Frias, wherein the said one-third share of the entire property was allotted entirely to the said heir, Justiniano Baltazar Lourneceo Batista de Sousa alias Justiniano Baltazar de Sousa along with his wife, Lucilia Francisca Floriana de Conceicao e Sousa;

AND WHEREAS, such position is confirmed in the **Inscription No. 24132** of Book-G. No. 30 dated 22.02.1932, which shows that under the said inscription

records, **one-third** share of the entire property is inscribed in the name of **Justiniano Baltazar Lourenco Batista Souza** alias Justiniano Baltazar da Souza married to **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS, the said **one-third** share of the entire property earlier belonged to Mr. Vicente Fernandes was ultimately owned by the said Mr. **Justiniano Baltazar Lourenco Batista Souza** and his wife, Mrs. **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS from the certified copy of the relevant part of Cadastral Survey Plan of Siolim village, it is seen that the **Cadastral Survey No. 714** stands solely in the name of Mr. **Justiniano Baltazar da Souza**, son of Joao Pedro de Sousa and Maria Piedade Pereira, which establishes that one-third share of the entire property belonging to Mr. **Justiniano Baltazar Lourenco Batista Sousa** was separated from the remaining two-third shares and the separated one-third share in the entire property corresponds to Cadastral Survey No. 714;

AND WHEREAS upon comparing the new Survey Plan of **Survey Nos. 80/1 and 80/16 of Siolim village** with the **Cadastral Plan of Survey No. 714**, it is seen that the said

Cadastral Survey No. 714 corresponds to the area of the land under Survey Nos. 80/1 and 80/16 of Siolim village;

AND WHEREAS in the survey plan of new Survey No. 80/1, there are shown three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

AND WHEREAS, as per new survey records total area of this 1/3rd part of the entire property, is 16,100 square meters, being **12,870 square meters** of **Survey No. 80/1** of village Siolim of Bardez Taluka, 430 square meters of Survey No. 80/1-A, 300 square meters of Survey No. 80/1-C and 300 square meters of Survey No. 80/1-D and **2,200 square meters** of **Survey No. 80/16** of village Siolim of Bardez Taluka;

AND WHEREAS, Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza who was also known as Jastinio Baltazar D'Souza or Justinia Baltazar D'Souza expired on 04.12.1949 and his wife, Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza expired on 17.11.1966, upon whose deaths **Inventory Proceedings No. 70/2001/C** was initiated by one of their heirs, namely, Mr. Adeodato de Souza (i.e. the member No. 1 of **the VENDORS** herein), before the Court of Civil Judge,

Senior Division at Mapusa, Goa; wherein the following heirs are enlisted as the Interested Parties:-

(a) Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza;

(b) Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa;

(c) Ms. Maria Soraya Nalini de Souza;

(d) Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;

(e) Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker;

(f) Ms. Dalila Maria Lucilia de Souza;

(g) Ms. Maria Jose Lina de Souza Costa Ferreira;

(h) Ms. Maria Mirindi Perpetua de Souza;

(i) Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias;

(j) Mr. Jose Jesus de Azavedo Souza;

(k) Mr. Justininao Baltazar Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza (**the VENDORS** herein);

(l) Mrs. Aida Lucilia Francisco de Souza;

(m) Mr. Alex D'Souza married to Mrs. Maria Anna de Souza;

AND WHEREAS, during the pendency of the said Inventory Proceedings No. 70/2001/C, **the VENDORS** along with other co-heirs named above, except for (a) Mr. Justiniano Baltazar Oliver Olavo de Souza and his wife, Mrs. Meena Otilia de Souza, (b) Mrs. Maria Ingrid Sarojini de Souza and her husband, Mr. Elgar Estevao de Sa, (c) Ms. Maria Soraya Nalini de Souza and (d) Mrs. Brend Lucilia de Souza and her husband, Mr. Henry Rege Gabriel Almeida; have agreed to sell all their undivided rights in the said 1/3rd parts of the entire property, in favour of **the CONFIRMING PARTY** herein, vide the 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, however, the Inventory Proceedings proceeded further without giving effect to the said Agreement;

AND WHEREAS, in the said Inventory Proceedings No. 70/2001/C, the said 1/3rd parts of the entire property is described in the List of Assets under **Item No. 30** (in respect of land under **Survey No. 80/1**) and **Item No. 36** (in respect of land under **Survey No. 80/16**);

AND WHEREAS, the **Item No. 30** (Survey No. 80/1 of village Siolim of Bardez Taluka) of the List of Assets in the

said Inventory Proceedings No. 70/2001/C is more fully described in the **SCHEDULE-I** hereinafter appearing and hereinafter referred to as "the said property" for the sake of brevity and convenience;

AND WHEREAS, the Interested Parties to the said Inventory No. 70/2001/C have sub-divided the said property in to ten (10) Plots as depicted in the **Sketch No. 3** submitted in the said Inventory Proceedings and filed Consent Terms allotting each of the plots among them, and also obtained from the court a Consent Decree on 23-02-2018 to that effect;

AND WHEREAS, allotments of plots in the said property made to the above named heirs/the interested parties to the said Inventory Proceedings No. 70/2001/C are as under:-

Plot No.	Area (m2)	Name of the Allottee/s
G	2,984	Mr. Adeodato D'Souza, (the member No. 1 of **the VENDORS**);
H	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza;
I	2,984	Mrs. Aida de Souza, Mr. Alex D'Souza and his wife, Mrs. Maria Ana de Souza;
J	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza;

AND WHERAS, the other Plots A to F of the said property is earmarked for the mundkars/occupants;

AND WHEREAS, pursuant to such allotments as above, the above named allottees of Plot-G, Plot-H, Plot-I and Plot-J have got their names recorded in the 'Occupant' column of survey records in Form No. I & XIV in respect of the said property bearing Survey No. 80/1 of village Siolim of Bardez Taluka;

AND WHEREAS, the allottees of the Plot-G, Plot-H, Plot-I and Plot-J above named have also got their respective plots partitioned and separated from the original survey holding pursuant to the order passed by the Deputy Collector & Sub-Divisional Officer of Bardez Taluka, in the partition cases as details hereunder:-

Plot No.	Plot Area (m2)	Partition Case No.	Final Order Date	New Survey No.	Area (m2)
G	2,984	15//176/2020/PART/LAND	16-12-2020	**80/1-E**	**2,984**
H	2,984	15//177/2020/PART/LAND	16-12-2020	**80/1-F**	**2,984**
I	2,984	15//179/2020/PART/LAND	16-12-2020	**80/1-G**	**2,984**
J	2,984	15//178/2020/PART/LAND	16-12-2020	**80/1-H**	**2,856**

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AND WHEREAS, the new holding bearing **Survey No. 80/1-E** of village Siolim of Bardez Taluka, which is the **Plot-G** of the earlier Survey No. 80/1 of village Siolim of Bardez Taluka, forming part of the said property described in the **SCHEDULE-I** hereto, is more fully described in the **SCHEDULE-II** hereinafter appearing and hereinafter referred to as "the Subject Land" for the sake of brevity and convenience;

AND WHEREAS **the VENDORS** with due confirmation from **the CONFIRMING PARTY**, have agreed to sell the Subject Land to **the PURCHASER** and **the PURCHASER** has agreed to purchase the same from **the VENDORS** purely based on the above mentioned representations made by **the VENDORS**.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. For a total price consideration of **Rs.1,49,20,000/-** (Rupees One Crore Forty Nine Lakhs Twenty Thousand Only), paid by **the PURCHASER** to **the VENDORS** and to **the CONFIRMING 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-II hereto, along with all the compounds, fences, structures, 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 or the holder thereof, 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 declare having delivered to **the PURCHASER**, the possession of the Subject Land, and **the PURCHASER** acknowledges to have received such possession from **the VENDORS**.

3. Out of the above mentioned price consideration of **Rs.1,49,20,000/-** (Rupees One Crore Forty Nine Lakhs Twenty Thousand Only) **the PURCHASER** has paid to **the VENDORS**, a sum of **Rs.1,08,20,000/-** (Rupees

One Crore Eight Lakhs Twenty Thousand Only), in the following manner:-

(a) **Rs.7,500/-** (Rupees Seven Thousand Five Hundred Only) towards Tax Deducted at Source on Rs.10,00,000/- at the rate of 0.75% thereon, paid to the credit of Mr. Justiniano B. A. de Souza, the member No. 1 of **the VENDORS**, to the Income Tax Department, vide Challan No. 00950 dated 04-09-2020;

(b) **Rs.9,92,500/-** (Rupees Nine Lakhs Ninety Two Thousand Five Hundred Only) paid vide Cheque No. 279814 dated 02-09-2020 drawn on Margao Branch of The Goa Urban Co-operative Bank Limited, in favour of Mr. Justiniano B. A. de Souza, the member No. 1 of **the VENDORS**;

(c) **Rs.1,04,400/-** (Rupees One Lakh Four Thousand Four Hundred Only) towards Tax Deducted at Source on Rs.1,39,20,000/- at the rate of 0.75% thereon, paid to the credit of Mr. Justiniano B. A. de Souza, the member No. 1 of **the VENDORS**, to the Income Tax Department, vide Challan No. 00397 dated 27-01-2021;

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(d) **Rs.97,15,600/-** (Rupees Ninety Seven Lakhs Fifteen Thousand Six Hundred Only) paid vide Cheque No. 280146 dated 27-01-2021 drawn on Margao Branch of The Goa Urban Co-operative Bank Limited, in favour of Mr. Justiniano B. A. de Souza, the member No. 1 of **the VENDORS**;

Both the members of **the VENDORS** do hereby acknowledge having received the said sum of **Rs.1,08,20,000/-** (Rupees One Crore Eight Lakhs Twenty Thousand Only) out of the entire price consideration from **the PURCHASER** in the manner stated herein above and discharge **the PURCHASER** from payment thereof.

4. Under the above referred 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, **the VENDORS** have already received a total sums of **Rs.41,00,000/-** (Rupees Forty One Lakhs Only) from **the CONFIRMNG PARTY**, in the manner stated hereunder:-

(a) **Rs.5,00,000/-** (Rupees Five Lakhs Only) vide Demand Draft No. 064137 dated 21-12-2011 drawn

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on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**, paid at the time of execution of the said Agreement of Sale dated 22-12-2011;

(b) **Rs.5,00,000/-** (Rupees Five Lakhs Only) vide Cheque No. 450777 dated 21-12-2012 drawn on Porvorim branch of Syndicate Bank, in favour of to the member No. 1 of **the VENDORS**;

(c) **Rs.5,00,000/-** (Rupees Five Lakhs Only) vide Cheque No. 193348 dated 25-02-2013 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**;

(d) **Rs.8,00,000/-** (Rupees Eight Lakhs Only) vide Cheque No. 193377 dated 06-04-2013 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**;

(e) **Rs.8,00,000/-** (Rupees Eight Lakhs Only) vide Cheque No. 193384 dated 17-06-2014 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**;

(f) **Rs.10,00,000/-** (Rupees Ten Lakhs Only) already received by **the VENDORS** from **the**

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CONFIRMING PARTY, vide Cheque No. 930796 dated 30-12-2020 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**.

5. **The VENDORS** do hereby authorise **the PURCHASER** to retain the balance price consideration of **Rs.41,00,000/-** (Rupees Forty One Lakhs Only) and pay the same to **the CONFIRMING PARTY**, which amount is already received by **the VENDORS** from **the CONFIRMING PARTY**, in the manner stated hereinabove.

6. **The PURCHASER** has, accordingly, refunded the said sum of **Rs.41,00,000/-** (Rupees Forty One Lakhs Only) to **the CONFIRMING PARTY**, vide its Cheque No. 280147 dated 27-01-2021 drawn on Margao branch of The Goa Urban Co-operative Bank Ltd., receipt of which **the CONFIRMING PARTY** do hereby acknowledge and discharge **the PURCHASER** from payment thereof.

7. Consequently, **the CONFIRMING PARTY** has mutually settled all its claims with **the VENDORS** and/or **the PURCHASER**, and has given-up all the rights accrued to **the CONFIRMING PARTY** under the 'Agreement of Sale' dated 22-12-2011 duly

registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, vis-à-vis the Subject Land. Consequently, **the CONFIRMING PARTY** shall have no other or further claims against **the VENDORS** and/or **the PURCHASER** and/or over the Subject Land, of whatsoever nature.

8. **The VENDORS** covenants 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;

   (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

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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, 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;

(h) That **the VENDORS** and **the CONFIRMING PARTY** 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

(i) That **the VENDORS** shall execute all further documents which may be found necessary by **the PURCHASER** to be executed for conferring or 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**.

9. **The VENDORS** do hereby express their consent and no objection for **the PURCHASER** to apply for mutation of records in Form I & XIV in respect of the Subject Land described in the **SCHEDULE-II** hereto and further express their consent and No Objection to record the name of **the PURCHASER** as occupant thereof. **The VENDORS** do hereby further express that in the proceedings of such mutation, the concerned Land Revenue/ Survey Authority/ Collector/ Addl. Collector/ Deputy Collector need not issue any Notice to **the VENDORS** and service of such Notice is hereby expressly waived by **the VENDORS**.

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

11. Market value of the Subject Land hereby sold is also Rs.1,49,20,000/- and stamp duty thereon at the rate of 4.5% works out to Rs.6,71,400/-. However, after rounding off the same, net stamp duty of **Rs.6,72,000/-** is paid on this Deed.

SCHEDULE-I
(Description of the said property)

ALL THAT land bearing **Survey No. 80/1 of village Siolim** of Bardez Taluka having an area of **12,870 square meters** forming part of **1/3rd part** of the bigger property denominated **"TARCHY BATTY"** or **"TARCHI BATTY"**, locally known as **"TARCHI BHAT"**, situated in the village Siolim of Bardez Taluka, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being part of the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village,

1/3rd part of which bears old **Cadastral Survey No. 714 of Siolim village**, and bounded as under:-

East: By lands bearing Survey No. 80/2, 80/11 and 80/16 of village Siolim;

West: By lands bearing Survey No. 171/55, 80/28 of village Siolim, and by water drain;

North: By land bearing Survey No. 171/16 and 171/48 of village Siolim; and

South: By water drain and by land bearing Survey No. 80/27 of village Siolim.

Note: Within this land bearing Survey No. 80/1, there are three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

SCHEDULE-II
(Description of the Subject Land hereby sold)

ALL THAT distinct and separated **Plot-G** of the said property described in the **SCHEDULE-I** hereinabove written, now separately surveyed under new **Survey No. 80/1-E** of village Siolim of Bardez Taluka, having an area of **2,984 square meters**, and bounded as under:-

East: By lands bearing Survey No. 80/1 and 80/2 of village Siolim;

West: By lands bearing Survey No. 80/1 and 171/55 of village Siolim;

North: By lands bearing Survey No. 171/16 and 171/48 of village Siolim; and

South: By lands bearing Survey No. 80/1-F and 80/1 of village Siolim.

The Subject Land hereby sold is shown marked in red colour hatched lines in the copy of the Survey Plan of Survey No. 80/1-E of village Siolim of Bardez Taluka.

2. deSouza

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

SIGNED AND DELIVERD by the Within named member No. 1 of **the VENDORS**, Shri. Justiniano B. A. de Souza.

Left hand fingers impression of Shri. Justiniano B. A. de Souza.

Right hand fingers impression of Shri. Justiniano B. A. de Souza.

Z. de Souza

SIGNED AND DELIVERD by the Within named member No. 2 of **the VENDORS,** Smt. Zelma A P Desouza

Z. de Souza

Left hand fingers impression of Smt. Zelma A P Desouza.

Right hand fingers impression of Smt. Zelma A P Desouza.

Z. de Souza

SIGNED AND DELIVERD by the Within named **the PURCHASER,** Nanu Estates Private Limited, through its Director, Shri. Niresh P. Naik.

Left hand fingers impression of Shri. Niresh P. Naik.

Right hand fingers impression of Shri. Niresh P. Naik.

SIGNED AND DELIVERD by the Within named **the CONFIRMING PARTY**, M/s. Vitara, through its Partner, Shri. Ulhas Gopal Asnodker

Left hand fingers impression of Shri. Ulhas Gopal Asnodker.

Right hand fingers impression of Shri. Ulhas Gopal Asnodker.

SIGNED AND DELIVERD by the Within named **the CONFIRMING PARTY**, M/s. Vitara, through its Partner, Shri. Chandramohan Vithal Nasnodkar

Left hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

Right hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

WITNESSES:-

Signature:	1.	2.
Name:	Mr. Nilesh Krishna Powar	Mr. Sanjay Uttam Tari
Address:	House No. 211, Housing Board Colony, Pundlik Nagar, Porvorim, Bardez, Goa 403 521.	House No. 357, Kiranpani, Paliem, Bardez, Goa 403 524.

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

CBAR 121-716

N

Plan Showing plots situated at

Village : SIOLIM

Taluka : BARDEZ

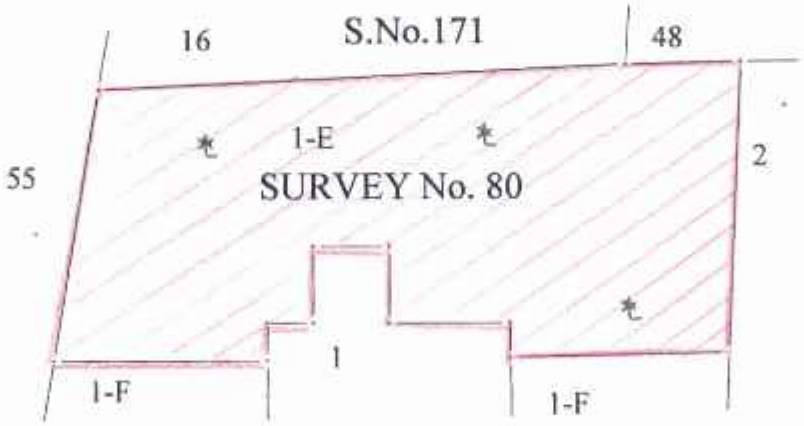
Survey No./Subdivision No. : 80/ 1-E

Scale : 1 :1000

INSPECTOR OF SURVEY MAPUSA-GOA

Rs.5 भारत INDIA पाँच रुपये FIVE RUPEES

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



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 12-01-2021

Compared By:

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

CBAR 121-716

N

Plan Showing plots situated at

Village : SIOLIM

Taluka : BARDEZ

Survey No./Subdivision No. : 80/ 1-E

Scale : 1 :1000

INSPECTOR OF SURVEY & LAND RECORDS MAPUSA-GOA

Rs.5 भारत INDIA पाँच रुपये FIVE RUPEES

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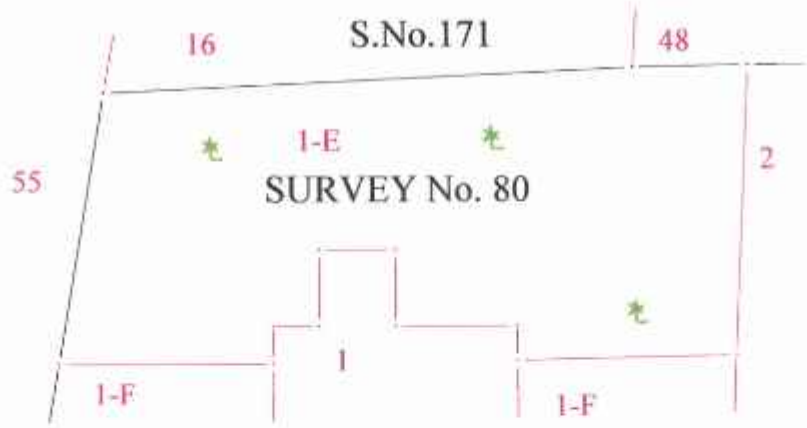


Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 12-01-2021

Compared By:

100011804220

FORM I & XIV

Date : 11/01/2021 | नमुना नं 1 व 14 | Page 1 of 1

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	80
Village गांव	Siolim	Sub Div. No. हिस्सा नंबर	1-E
Name of the Field शेताचें नांव	Tarchi Bhat	Tenure सत्ता प्रकार	

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.29.84	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.29.84

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.29.84

Remarks शेरा

Dy. Coll. Order No.15/176/2020/Part/Land dtd 16/12/2020 and Letter No. 9/ISLR/Map/Part/Land/236/2020/24 dtd 06/01/2021 issued by the office of the Inspector of Survey and Land Records, City Survey, Mapusa Goa

Assessment : आकार	Foro फोर	Predial प्रेदियाल	Rent
Rs. 0.00	Rs. 0.00	Rs. 0.00	Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Adeodata D Souza alias Justiniano Baltazar Adeodato de Conceicao Souza		74892	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रकार	Remarks शेरा
	----------Nil----------									

End of Report

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

CITIZEN SERVICE CENTRE, MAPUSA
11 JAN 2021
GOVERNMENT OF GOA

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **02-Feb-2021 12:02:39 pm**

Document Serial Number :- **2021-BRZ-458**

Presented at **11:02:01 am** on **02-Feb-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	671400
2	Registration Fee	522200
3	Mutation Fees	2500
4	Processing Fee	740
	Total	**1196840**

Stamp Duty Required :**671400/-** Stamp Duty Paid : **672000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Premanand Raghunath Corgauncar ,Father Name**:Raghunath Corgauncar,**Age:** 63, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, **Address1** - 203-c, Dhan-Laxmi Nagar, Bhatlem, Panaji, Goa 403 001, **Address2** - , **PAN No.:**[redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Adeodata D Souza Alias Justiniano Baltazar Adeodato De Conceicao Souza Alias Justiniano B A De Souza Alias Justinimo De Souza Alias Justiniano Baltzar Adeodato De Souza Alias Justiniano Baltazar Adeodato De Souza Alias Adeodato De Souza , Father Name:Late Justiniano Baltazar De Souza, Age:** 89, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Land Lord, House No. 812, Portawado, Siolim, Bardez, Goa, **PAN No.:**[redacted]			
2	**Zelma Anita Patricia De Souza Alias Zelma Anita Patricia Desouza Alias Zelma A P Desouza , Father Name:Ignatius De Souza, Age:** 84, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, House No. 812, Partawado, Siolim, Bardez, Goa, **PAN No.:**[redacted]			
3	**Ulhas Gopal Asnodker Alias Asnodkar Ulhas Gopal , Father Name:Gopal Asnodker, Age:** 65, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403507Mapusa Bardez Goa, **PAN No.:**[redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**Chandramohan Vithal Nasnodkar , Father Name:Vithal Nasnodkar, Age:** 68, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403 507.Mapusa, Bardez,Goa., **PAN No.:**[redacted]			
5	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 63, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, 203-c, Dhan-Laxmi Nagar, Bhatlem, Panaji, Goa 403 001, **PAN No.**[redacted] **, as Power Of Attorney Holder for Niresh Pravas Naik**			
6	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 63, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, 203-c, Dhan-Laxmi Nagar, Bhatlem, Panaji, Goa 403 001, **PAN No.:**[redacted] **, as Power Of Attorney Holder for Niresh Pravas Naik**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Sanjay UttamTari,Age: 44,DOB: ,Mobile: 7057838466 ,Email: ,Occupation:Business , Marital status : Married** , Address:403524, House No. 357 Kiranpani, House No. 357 Kiranpani, Paliem, Pernem, NorthGoa, Goa			
2	Name: **Nilesh Krishna Powar,Age: 42,DOB: ,Mobile: 9423819551 ,Email: ,Occupation:Service , Marital status : Married** , Address:403521, House No. 211, House No. 211, Pundalik Nagar - Housing Board Colony Porvorim, Mapusa, Bardez, NorthGoa, Goa			

02/02/2021

Sub Registrar

SUB REGISTRAR BARDEZ

Document Serial Number :- **2021-BRZ-458**

Document Serial No:-2021-BRZ-458

Book :- 1 Document

Registration Number :- **BRZ-1-446-2021**

Date : 02-Feb-2021

02/02/2021

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

SUB-REGISTRAR

BARDEZ

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 02-Feb-2021 12:07:15

Date of Receipt: 02-Feb-2021

Receipt No : 2020-21/9/2839

Serial No. of the Document : 2021-BRZ-458

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

Received the following amounts from **Premanand Raghunath Corgauncar** for Registration of above Document in Book-1 for the year 2021

Registration Fee	522200	E-Challan	• Challan Number : 202100093002 • CIN Number : CKP3227795	522200
Processing Fee	740	E-Challan	• Challan Number : 202100093002 • CIN Number : CKP3227795	660
		E-Challan	• Challan Number : 202100106916 • CIN Number : CPAAPLCCG5	150
Total Paid	**523010** (Rupees Five Lakh Twenty Three Thousands Ten only)			

Probable date of issue of Registered Document: / /

02/02/2021

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **02-Feb-2021**

02/02/2021

Signature of the person receiving the Document

Signature of the Sub-Registrar

(Rupees Six Lakhs Seventy Two Thousand Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BENRTER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 32455 NON JUDICIAL गोवा
112420 MAR 04 2021
12:12
Rs.0672000/- PB7223
INDIA STAMP DUTY GOA

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

Name of Purchaser NANU ESTATES PVT. LTD.

Sub-REGISTRAR OF MARGAO

Sr. NO. 2021-BR2-1134

12/03/2021

DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa; on this 04th day of March, of the year 2021;

BETWEEN

1. Shri. **JUSTINIANO BALTAZAR OLIVER OLAVO DE SOUZA**, son of late Benjamin Rudolfo Celestino Da Conceicao De Souza, aged 65 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9850055785, Email ID: oliver.desouza1@gmail.com, business, married; and his wife,

2. Smt. **MEENA OTILIA DE SOUZA** alias **MEENA DESOUZA**, daughter of Benzinho Fernandes, aged 55 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9822132665, Email ID: meenadesouza@yahoo.com, housewife, both residents of House No. 741/2B, Old Chowgule College, Vidyanagar, Margao, Goa 403 601; hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956 and registered with the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U70200GA2007PTC005509 2007-2008, with its Registered Office at House No. 15/1448, 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income Tax PAN Card [redacted], Email ID: info@nanu.co.in; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Directors, successors in office, legal representatives, administrators, executors and assigns) OF THE SECOND PART;

AND

M/s. **VITARA**, a Partnership Firm, duly registered under the Partnership Act, 1932 with the Registrar of Firms at Bardez, under No. 11/2004 on 27-02-2004, having its Registered Office at Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403 507; holding Income Tax PAN [redacted] hereinafter referred to as "**the CONFIRMING PARTY**" (which expression, unless

repugnant or contrary to the context or meaning thereof, shall mean and include all its Partners, their heirs and successors, legal representatives, administrators, executors and assigns) OF THE THIRD PART;

WHEREAS **the PURCHASER** is represented herein by its Director, Shri. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 43 years, Indian National holding Income Tax PAN [redacted], Aadhaar No [redacted], Email ID: niresh@nanu.co.in, Mobile Phone No. 9822125057, businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403 602; by virtue of Resolution dated 29-11-2007 of its Board of Directors, Xerox true copy whereof is being presented to the Sub-Registrar of Bardez at Mapusa, Goa, along with the Deed;

AND WHEREAS **the CONFIRMING PARTY** is represented herein by both its Partners, namely, (a) Shri. **Ulhas Gopal Asnodker** alias Asnodkar Ulhas Gopal, son of late Gopal Asnodker, aged 65 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9326123890, business, married, residing at House No. 597, Bhutki Wada, Porvorim, Bardez, Goa 403 501; and (b) Shri.

Chandramohan Vithal Nasnodkar, son of late Vithal Nasnodkar, aged 68 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9421150176, business, married, residing at House No. 159, Vitara Niwas, Dangui Colony, Alto Duler, Mapusa, Bardez, Goa 403 507;

AND WHEREAS there exists in the village and Parish of Siolim, a large property denominated "**TARCHY BATTY**" or "**TARCHI BATTY**", locally known as "**TARCHI BHAT**", within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village; and bounded as under:-

East: By the coconut grove "Tarchy Batty" of the heirs of Pio Ilario Fernandes;

West: By the coconut grove "Tarchy Batty" of Pascoal Lourence Fernandes;

North: By coconut grove "Tarchy Batty" of Manuel Barros; and

South: By the drain of monsoon waters.

AND WHEREAS the large property described hereinabove is hereinafter referred to as "the entire property" for the sake of brevity and convenience;

AND WHEREAS, under the **Inscription No. 310** of Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **two-third share** of the entire property are inscribed in the name of Mr. Pascoal Fernandes, who purchased the same from Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the Public Deed dated 15.03.1884 recorded at pages 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustavo;

AND WHEREAS, under the **Inscription No. 311** of the same Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **one-third share** of the entire property is inscribed in the name of Mr. **Vicente Fernandes** and the two-third share of the entire property are inscribed in the name of Pascoal Fernandes, in view of purchase made by them from the said Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the same Public Deed recorded at page 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustao;

AND WHEREAS, as on 25.04.1884, two-third share of the entire property belonged to Mr. Pascoal Fernandes and

remaining one-third share thereof belonged to Mr. Vicente Fernandes;

AND WHEREAS, the said Vicente Fernandes (owner of the one-third share) was married to Mrs. Luzia Jeberina Fernandes, and, he died leaving behind the said Mrs. Luzia Jeberina Fernandes as his widow, and, as his heirs, he left behind (a) Ms. Andre Joaquino Fernandes, un-married and (b) Mrs. Maria Caetana Fernandes married to Mr. Matias Cresencio De Sousa, all of whom sold the said one-third share in the entire property to Mrs. Maria Piedade Pereira, by virtue of **Escritura de Compra e Vendaes** (Public Deed of Purchase and Sale) drawn on **18.01.1908** by the Tabeliao of the Judicial Division of Bardez, Mr. Joao Copertino da Caridade Frias, at pages 51 to 52 of his Notarial Deeds Book No. 98;

AND WHEREAS the said Mrs. Maria Piedade Pereira was married to Mr. Joao Pedro da Sousa and the said Joao Pedro da Sousa expired leaving behind the said Mrs. Maria Piedade Pereira, as his widow, and, as his heirs he left behind (a) Mr. Justiniano Baltazar Lourneco Batista de Sousa alias Justiniano Baltazar de Sousa married to Mrs. Lucilia Francisca Fiorina de Conceicao e Sousa, (b) Mrs. D. Rubertina Rosinha de Sousa alias Rubertina Rosa de Sousa

Frietas married to Mr. Celso Reginaldo Frietas and (c) Mrs. D. Pacificacao Magdalena Amelia de Sousa Menezes alias Pacificacao Magdalena de Sousa de Menezes married to Mr. Antonio Santana Patrocinio de Menezes; who all have partitioned the assets of the deceased Joao Pedro da Sousa vide the **Escritura de Partilho** (Public Deed of Partition) drawn on **14.08.1921** at pages 75 (overleaf) to 77 (overleaf) of Book No. 205 of Tabeliao of Bardez, Mr. Joao Copertino da Cardidade Frias, wherein the said one-third share of the entire property was allotted entirely to the said heir, Justiniano Baltazar Lourneceo Batista de Sousa alias Justiniano Baltazar de Sousa along with his wife, Lucilia Francisca Floriana de Conceicao e Sousa;

AND WHEREAS, such position is confirmed in the **Inscription No. 24132** of Book-G. No. 30 dated 22.02.1932, which shows that under the said inscription records, **one-third** share of the entire property is inscribed in the name of **Justiniano Baltazar Lourenco Batista Souza** alias Justiniano Baltazar da Souza married to **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS, the said **one-third** share of the entire property earlier belonged to Mr. Vicente Fernandes was ultimately owned by the said Mr. **Justiniano Baltazar**

Lourenco Batista Souza and his wife, Mrs. **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS from the certified copy of the relevant part of Cadastral Survey Plan of Siolim village, it is seen that the **Cadastral Survey No. 714** stands solely in the name of Mr. **Justiniano Baltazar da Souza**, son of Joao Pedro de Sousa and Maria Piedade Pereira, which establishes that one-third share of the entire property belonging to Mr. **Justiniano Baltazar Lourenco Batista Sousa** was separated from the remaining two-third shares and the separated one-third share in the entire property corresponds to Cadastral Survey No. 714;

AND WHEREAS upon comparing the new Survey Plan of **Survey Nos. 80/1 and 80/16 of Siolim village** with the **Cadastral Plan of Survey No. 714**, it is seen that the said Cadastral Survey No. 714 corresponds to the area of the land under Survey Nos. 80/1 and 80/16 of Siolim village;

AND WHEREAS in the survey plan of new Survey No. 80/1, there are shown three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

AND WHEREAS, as per new survey records total area of this 1/3rd part of the entire property, is 16,100 square meters, being **12,870 square meters** of **Survey No. 80/1** of village Siolim of Bardez Taluka, 430 square meters of Survey No. 80/1-A, 300 square meters of Survey No. 80/1-C and 300 square meters of Survey No. 80/1-D and **2,200 square meters** of **Survey No. 80/16** of village Siolim of Bardez Taluka;

AND WHEREAS, Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza who was also known as Jastinio Baltazar D'Souza or Justinia Baltazar D'Souza expired on 04.12.1949 and his wife, Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza expired on 17.11.1966, upon whose deaths **Inventory Proceedings No. 70/2001/C** was initiated by one of their heirs, namely, Mr. Adeodato de Souza, before the Court of Civil Judge, Senior Division at Mapusa, Goa; wherein the following heirs are enlisted as the Interested Parties:-

(a) Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza (the **VENDORS** herein);

(b) Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa;

(c) Ms. Maria Soraya Nalini de Souza;

(d) Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;

(e) Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker;

(f) Ms. Dalila Maria Lucilia de Souza;

(g) Ms. Maria Jose Lina de Souza Costa Ferreira;

(h) Ms. Maria Mirindi Perpetua de Souza;

(i) Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias;

(j) Mr. Jose Jesus de Azavedo Souza;

(k) Mr. Justininao Baltazar Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza;

(l) Mrs. Aida Lucilia Francisco de Souza;

(m) Mr. Alex D'Souza married to Mrs. Maria Anna de Souza;

AND WHEREAS, during the pendency of the said Inventory Proceedings No. 70/2001/C, all the above named co-owners except for (a) Mr. Justiniano Baltazar Oliver Olavo de Souza and his wife, Mrs. Meena Otilia de Souza (i.e. **the VENDORS** herein), (b) Mrs. Maria Ingrid Sarojini de Souza and her husband, Mr. Elgar Estevao de Sa, (c) Ms. Maria Soraya Nalini de Souza and (d) Mrs. Brend Lucilia de Souza and her husband, Mr. Henry Rege

Gabriel Almeida; have agreed to sell all their undivided rights in the said 1/3rd parts of the entire property, in favour of **the CONFIRMING PARTY** herein, vide the 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, however, the Inventory Proceedings proceeded further without giving effect to the said Agreement;

AND WHEREAS, although **the VENDORS** are not parties to the above referred 'Agreement of Sale' dated 22-12-2011, **the VENDORS** have also agreed to sell their share in the entire property in favour of **the CONFIRMING PARTY** and have also received certain amounts from **the CONFIRMING PARTY**, as stated hereinafter in this Deed;

AND WHEREAS, in the said Inventory Proceedings No. 70/2001/C, the said 1/3rd parts of the entire property is described in the List of Assets under **Item No. 30** (in respect of land under **Survey No. 80/1**) and **Item No. 36** (in respect of land under **Survey No. 80/16**);

AND WHEREAS, the **Item No. 30** (Survey No. 80/1 of village Siolim of Bardez Taluka) of the List of Assets in the said Inventory Proceedings No. 70/2001/C is more fully

described in the **SCHEDULE-I** hereinafter appearing and hereinafter referred to as "the said property" for the sake of brevity and convenience;

AND WHEREAS, the Interested Parties to the said Inventory No. 70/2001/C have sub-divided the said property in to ten (10) Plots as depicted in the **Sketch No. 3** submitted in the said Inventory Proceedings and filed Consent Terms allotting each of the plots among them, and also obtained from the court a Consent Decree on 23-02-2018 to that effect;

AND WHEREAS, allotments of plots in the said property made to the above named heirs/the interested parties to the said Inventory Proceedings No. 70/2001/C are as under:-

Plot No.	Area (m2)	Name of the Allottee/s
G	2,984	Mr. Adeodato D'Souza,;
H	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza(the member No. 1 of **the VENDORS**);
I	2,984	Mrs. Aida de Souza, Mr. Alex D'Souza and his wife, Mrs. Maria Ana de Souza;
J	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza(the member No. 1 of **the VENDORS**);

AND WHERAS, the other Plots A to F of the said property is earmarked for the mundkars/occupants;

AND WHEREAS, pursuant to such allotments as above, the above named allottees of Plot-G, Plot-H, Plot-I and Plot-J have got their names recorded in the 'Occupant' column of survey records in Form No. I & XIV in respect of the said property bearing Survey No. 80/1 of village Siolim of Bardez Taluka;

AND WHEREAS, the allottees of the Plot-G, Plot-H, Plot-I and Plot-J above named have also got their respective plots partitioned and separated from the original survey holding pursuant to the order passed by the Deputy Collector & Sub-Divisional Officer of Bardez Taluka, in the partition cases as details hereunder:-

Plot No.	Plot Area (m2)	Partition Case No.	Final Order Date	New Survey No.	Area (m2)
G	2,984	15//176/2020/PART/LAND	16-12-2020	**80/1-E**	**2,984**
H	2,984	15//177/2020/PART/LAND	16-12-2020	**80/1-F**	**2,984**
I	2,984	15//179/2020/PART/LAND	16-12-2020	**80/1-G**	**2,984**
J	2,984	15//178/2020/PART/LAND	16-12-2020	**80/1-H**	**2,856**

AND WHEREAS, the new holding bearing **Survey No. 80/1-F** of village Siolim of Bardez Taluka, which is the **Plot-H** of the earlier Survey No. 80/1 of village Siolim of Bardez Taluka, forming part of the said property described in the **SCHEDULE-I** hereto, is more fully described in the **SCHEDULE-II** hereinafter appearing and hereinafter referred to as "the Subject Land" for the sake of brevity and convenience;

AND WHEREAS **the VENDORS** with due confirmation from **the CONFIRMING PARTY**, have agreed to sell the Subject Land to **the PURCHASER** and **the PURCHASER** has agreed to purchase the same from **the VENDORS** purely based on the above mentioned representations made by **the VENDORS**.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. For a total price consideration of **Rs.1,49,20,000/-** (Rupees One Crore Forty Nine Lakhs Twenty Thousand Only), paid by **the PURCHASER** to **the VENDORS** and to **the CONFIRMING 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-II hereto, along with all the compounds, fences, structures, 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 or the holder thereof, 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 declare having delivered to **the PURCHASER**, the possession of the Subject Land, and **the PURCHASER** acknowledges to have received such possession from **the VENDORS**.

3. Out of the above mentioned price consideration of **Rs.1,49,20,000/-** (Rupees One Crore Forty Nine Lakhs Twenty Thousand Only) **the PURCHASER** has paid to **the VENDORS**, a sum of **Rs.1,06,20,000/-** (Rupees

One Crore Six Lakhs Twenty Thousand Only), in the following manner:-

(a) **Rs.1,11,900/-** (Rupees One Lakh Eleven Thousand Nine Hundred Only) towards Tax Deducted at Source on Rs.1,49,20,000/- at the rate of 0.75% thereon, paid to the credit of the member No. 1 of **the VENDORS**, to the Income Tax Department, vide Challan No. 00824 dated 04.03.2021;

(b) **Rs.1,05,08,100/-** (Rupees One Crore Five Lakhs Eight Thousand One Hundred Only) paid vide Cheque No. 001398 dated 04.03.2021 drawn on Margao Branch of Kotak Mahindra Bank, in favour of Mr. Justiniano Baltazar Oliver Olavo de Souza, the member No. 1 of **the VENDORS**;

Both the members of **the VENDORS** do hereby acknowledge having received the said sum of **Rs.1,06,20,000/-** (Rupees One Crore Six Lakhs Twenty Thousand Only) out of the entire price consideration from **the PURCHASER** in the manner stated herein above and discharge **the PURCHASER** from payment thereof.

4. Although **the VENDORS** are not parties to the above referred 'Agreement of Sale' dated 22-12-2011 which is

duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, **the VENDORS** have received a total sums of **Rs.43,00,000/-** (Rupees Forty Three Lakhs Only) from **the CONFIRMNG PARTY**, in the manner stated hereunder, assuring to sell and/or transfer their share in the entire property:-

(a) **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Only) vide Cheque No. 193353 dated 06-04-2013 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**;

(b) **Rs.18,00,000/-** (Rupees Eighteen Lakhs Only) vide Cheque No. 193359 dated 13-05-2013 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**.

5. **The VENDORS** do hereby authorise **the PURCHASER** to retain the balance price consideration of **Rs.43,00,000/-** (Rupees Forty Three Lakhs Only) and pay the same to **the CONFIRMING PARTY**, which amount is already received by **the VENDORS** from **the CONFIRMING PARTY**, in the manner stated hereinabove.

6. **The PURCHASER** has, accordingly, refunded the said sum of **Rs.43,00,000/-** (Rupees Forty Three Lakhs Only) to **the CONFIRMING PARTY**, vide its Cheque No. 001399 dated 04.03.2021 drawn on Margao branch of Kotak Mahindra Bank, receipt of which **the CONFIRMING PARTY** do hereby acknowledge and discharge **the PURCHASER** from payment thereof.

7. Consequently, **the CONFIRMING PARTY** has mutually settled all its claims with **the VENDORS** and/or **the PURCHASER**, and has given-up all the rights accrued to **the CONFIRMING PARTY** under the 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, vis-à-vis the Subject Land. Consequently, **the CONFIRMING PARTY** shall have no other or further claims against **the VENDORS** and/or **the PURCHASER** and/or over the Subject Land, of whatsoever nature.

8. **The VENDORS** covenants 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;

(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, 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;

(h) 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

(i) That **the VENDORS** shall execute all further documents which may be found necessary by **the PURCHASER** to be executed for conferring or 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**.

9. **The VENDORS** do hereby express their consent and no objection for **the PURCHASER** to apply for mutation of records in Form I & XIV in respect of the Subject Land described in the **SCHEDULE-II** hereto and further express their consent and No Objection to record the name of **the PURCHASER** as occupant thereof. **The VENDORS** do hereby further express that in the proceedings of such mutation, the concerned Land Revenue/ Survey Authority/ Collector/ Addl. Collector/ Deputy Collector need not issue any Notice to **the VENDORS** and service of such Notice is hereby expressly waived by **the VENDORS**.

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

11. Market value of the Subject Land hereby sold is also Rs.1,49,20,000/- and stamp duty thereon at the rate of 4.5% works out to Rs.6,71,400/-. However, after rounding off the same, net stamp duty of **Rs.6,72,000/-** is paid on this Deed.

SCHEDULE-I
(Description of the said property)

ALL THAT land bearing **Survey No. 80/1 of village Siolim** of Bardez Taluka having an area of **12,870 square meters** forming part of **1/3rd** part of the bigger property denominated **"TARCHY BATTY"** or **"TARCHI BATTY"**, locally known as **"TARCHI BHAT"**, situated in the village Siolim of Bardez Taluka, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being part of the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village, 1/3rd part of which bears old **Cadastral Survey No. 714 of Siolim village**, and bounded as under:-

East: By lands bearing Survey No. 80/2, 80/11 and 80/16 of village Siolim;

West: By lands bearing Survey No. 171/55, 80/28 of village Siolim, and by water drain;

North: By land bearing Survey No. 171/16 and 171/48 of village Siolim; and

South: By water drain and by land bearing Survey No. 80/27 of village Siolim.

Note: Within this land bearing Survey No. 80/1, there are three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

SCHEDULE-II
(Description of the Subject Land hereby sold)

ALL THAT distinct and separated **Plot-H** of the said property described in the **SCHEDULE-I** hereinabove written, now separately surveyed under new **Survey No. 80/1-F** of village Siolim of Bardez Taluka, having an area of **2,984 square meters**, and bounded as under:-

East: By lands bearing Survey No. 80/1, 80/1-C and 80/2 of village Siolim;

West: By lands bearing Survey No. 80/1, 80/1-C, 171/55 and 80/28 of village Siolim;

North: By lands bearing Survey No. 80/1-E, 80/1 and 80/1-C of village Siolim; and

South: By land bearing Survey No. 80/1-G of village Siolim.

The Subject Land hereby sold is shown marked in red colour hatched lines in the copy of the **Survey Plan** of **Survey No. 80/1-F** of village Siolim of Bardez Taluka.

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

SIGNED AND DELIVERD by the Within-named member No. 1 of **the VENDORS**, Shri. Justiniano Baltazar Oliver Olavo de Souza.

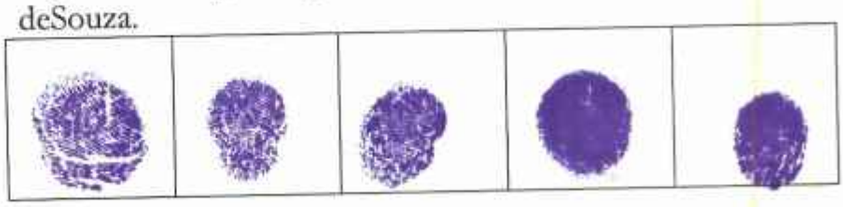
Left hand fingers impression of Shri. Justiniano Baltazar Oliver Olavo de Souza.

Right hand fingers impression of Shri. Justiniano Baltazar Oliver Olavo de Souza.

SIGNED AND DELIVERD by the Within named member No. 2 of the **VENDORS**, Smt. Meena Otilia de Souza alias Meena Desouza

Left hand fingers impression of Smt. Meena Otilia de Souza.

Right hand fingers impression of Smt. Meena Otilia deSouza.



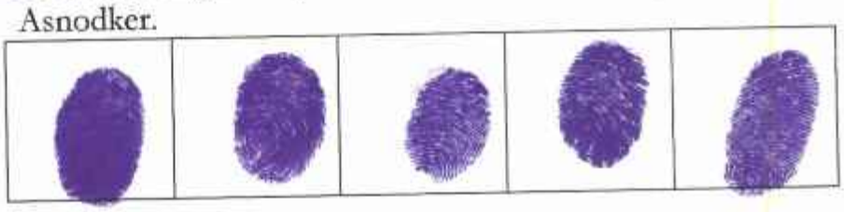
SIGNED AND DELIVERD by the Within named **the PURCHASER,** Nanu Estates Private Limited, through its Director, Shri. Niresh P. Naik.

Left hand fingers impression of Shri. Niresh P. Naik.

Right hand fingers impression of Shri. Niresh P. Naik.

SIGNED AND DELIVERD by the Within named **the CONFIRMING PARTY**, M/s. Vitara, through its Partner, Shri. Ulhas Gopal Asnodker

Left hand fingers impression of Shri. Ulhas Gopal Asnodker.



Right hand fingers impression of Shri. Ulhas Gopal Asnodker.

Clot - H

SIGNED AND DELIVERD by the Within named **the CONFIRMING PARTY**, M/s. Vitara, through its Partner, Shri. Chandramohan Vithal Nasnodkar

Left hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

Right hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

WITNESSES:-

Signature:	1.	2.
Name:	Mr. Nilesh Krishna Powar	Mr. Sanjay Uttam Tari
Address:	House No. 211, Housing Board Colony, Pundlik Nagar, Porvorim, Bardez, Goa 403 521.	House No. 357, Kiranpani, Paliem, Bardez, Goa 403 524.

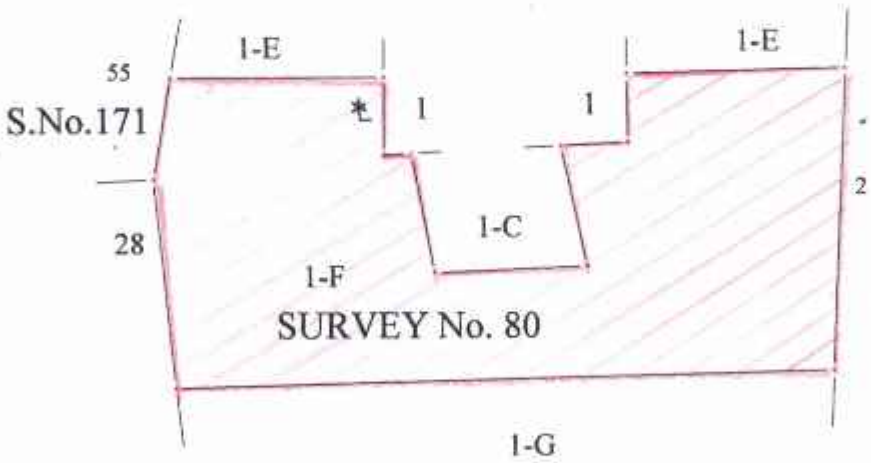
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CBAR 121-716

N

Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 80/ 1-F
Scale : 1 :1000

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



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 12-01-2021

Compared By:

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

CBAR 121-716

N

Plan Showing plots situated at

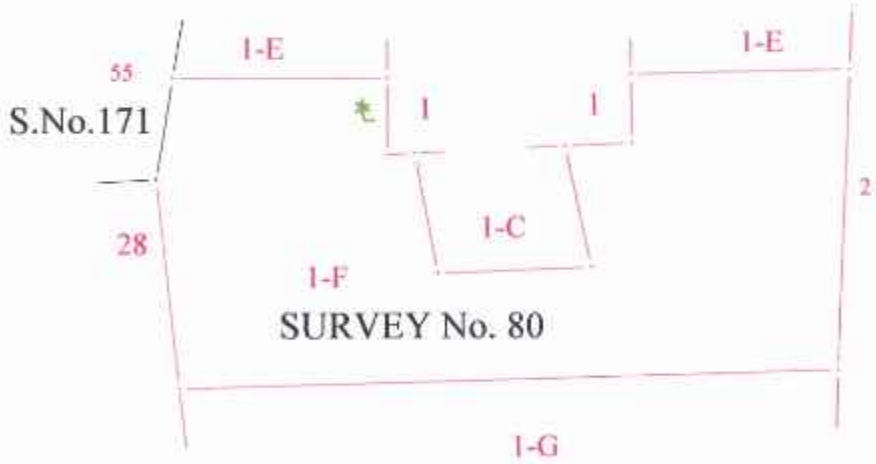
Village : SIOLIM

Taluka : BARDEZ

Survey No./Subdivision No. : 80/ 1-F

Scale : 1 :1000

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



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 12-01-2021

Compared By:

1134/2021

100011804229

FORM I & XIV

Date : 11/01/2021 नमुना नं 1 व 14

Taluka / तालुका: BARDEZ

Survey No. / सर्वे नंबर: 80

Village / गांव: Siolim

Sub Div. No. / हिस्सा नंबर: 1-F

Name of the Field / शेताचें नांव: Tarchi Bhat

Tenure / सत्ता प्रकार:

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

Dry Crop जिरायत	Garden बागायत	Rice नरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.29.84	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.29.84

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.29.84

Remarks शेरा: Dy. Coll. Order No.15/177/2020/Part/Land dtd 16/12/2020 and Letter No. 9/ISLR/Map/Part/Land/235/2020/25 dtd 06/01/2021 issued by the office of the Inspector of Survey and Land Records, City Survey, Mapusa Goa

Assessment : आकार Rs. 0.00 Foro फोर Rs. 0.00 Predial पेदियाल Rs. 0.00 Rent Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Justiniano Baltazar Oliver Olavo de Souza		74891	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रकार	Remarks शेरा
	----------Nil----------									

End of Report

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

CITIZEN SERVICE CENTRE, MAPUSA
11 JAN 2021

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **12-Mar-2021 11:24:05 am**

Document Serial Number :- **2021-BRZ-1134**

Presented at **11:16:44 am** on **12-Mar-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	671400
2	Registration Fee	522200
3	Mutation Fees	2500
4	Processing Fee	810
	Total	**1196910**

Stamp Duty Required :**671400/-** Stamp Duty Paid : **672000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Premanand Raghunath Corgauncar ,Father Name:**Raghunath Corgauncar,**Age:** 65, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, **Address1 -** House No. 203-C, Dhanlaxmi Nagar, Bhatlem, Panaji, Goa 403001, **Address2 -** , **PAN No.:**[redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Justiniano Baltazar Oliver Olavo De Souza , Father Name:Late Benjamin Rudolfo Celestino Da Conceicao De Souza, Age:** 65, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House No. 741-2B, Old Chowgule College, Vidyanagar, Margao,Goa, **PAN No.:**[redacted]			
2	**Meena Otilia De Souza Alias Meena Desouza , Father Name:Benzinho Fernandes, Age:** 55, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, House No. 741-2B, Old Chowgule College, Vidyanagar, Margao, Goa, **PAN No.:**[redacted]			
3	**Ulhas Gopal Asnodker Alias Asnodkar Ulhas Gopal Partner Of Messers Vitara , Father Name:Late Gopal Asnodker, Age:** 65, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403507Mapusa, Goa, **PAN No.:**[redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**Chandramohan Vithal Nasnodkar Partner Of Messers Vitara , Father Name:Vithal Nasnodkar, Age:** 68, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Vitara Niwas, Dangui Colony, Dhuler, Mapusa, Bardez, Goa 403507Mapusa, Goa., **PAN No.:**[redacted]			
5	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 65, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, House No. 203-C, Dhanlaxmi Nagar, Bhatlem, Panaji, Goa 403001, **PAN No.**[redacted] **as Power Of Attorney Holder for Niresh Pravas Naik Director Of Nanu Estates Private Limited**			
6	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 65, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, House No. 203-C, Dhanlaxmi Nagar, Bhatlem, Panaji, Goa 403001, **PAN No.:**[redacted] **, as Power Of Attorney Holder for Nanu Estates Private Limited Represented By Director Niresh Pravas Naik**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Sanjay UttamTari,Age: 44,DOB: ,Mobile: 7057838466 ,Email: ,Occupation:Business , Marital status : Married** , Address:403524, House No. 357 Kiranpani, House No. 357 Kiranpani, Paliem, Pernem, NorthGoa, Goa			
2	Name: **Nilesh Krishna Powar,Age: 42,DOB: ,Mobile: 9423819551 ,Email: ,Occupation:Service , Marital status : Married** , Address:403521, House No. 211, House No. 211, Pundalik Nagar - Housing Board Colony Porvorim, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR BARDEZ

Document Serial Number :- **2021-BRZ-1134**

Document Serial No:-2021-BRZ-1134

Book :- 1 Document

Registration Number :- **BRZ-1-1096-2021**

Date : 12-Mar-2021

SUB-REGISTRAR
BARDEZ

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

GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRATRAR CUM SUB REGISTRAR, BARDEZ
MAPUSA – GOA

STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule3 (3) Of the Goa Payment of Duty by e-challan Payment Facility Rules

STAMP DUTY OF ₹ 2573900/-
(RUPEES TWENTY FIVE LAKH SEVENTY THREE THOUSAND NINE HUNDRED ONLY)
PAID **VIDE E-RECEIPT NO 202200665685** DATED: **17/08/2022**
IN THE GOVERNMENT TREASURY.

UNDER SERIAL NO: 2022-BRZ-3767
DATED 22/08/2022

THE SEAL OF THE SUB-REGISTRAR OF BARDEZ
MAPUSA

SUB-REGISTRAR BARDEZ

SMT. SHRADHA S.BHOBE
CIVIL REGISTRAR CUM SUB REGISTRAR,
BARDEZ MAPUSA-GOA

3767

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

202200665685

Echallan No. 202200665685

e-Receipt

Department :	**10 - NOTARY SERVICES**	**Echallan Date :**	17/08/2022 10:00:01

Name and Address of Party :	NanuEstates | 9822125057 Nanu House Varde Valaulicar Road Margao	
Service:	Stamp Duty	
		Amount
	Stamp Duty	₹ 2573900.00
	Total Amount :	₹ 2,573,900.00
	(Rs. Twenty Five Lakh Seventy Three Thousand Nine Hundred Only)	
Department Data:	20220000027794 NOTAR|20220000027794 NOTARY	
Bank ref No:	CKU4865001	
Status:	Success	
Payment Date:	17/08/2022 10:06:27	
Payment Gateway:	SBI_MOPS	

SUB-REGISTRAR OF VARDEZ

2022-BR2-3767
22/08/22

Print Date: 17/08/2022 12:28:51

Nirash P. Naik

DEED OF SALE

THE SEAL OF THE SUB-REGISTRAR OF VARDEZ
MAPUSA

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa; on this 17th day of August, of the year 2022;

BETWEEN

M/s. **VITARA**, a Partnership Firm, duly registered under the Partnership Act, 1932 with the Registrar of Firms at Bardez, under No. 11/2004 on 27-02-2004, having its Registered Office at Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403 507; holding Income Tax PAN [redacted]; hereinafter referred to as "**the VENDOR**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Partners, their heirs and successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956 and registered with the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U70200GA2007PTC005509 2007-2008, with its Registered Office at House No. 15/1448, 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income Tax PAN Card [redacted], Email ID:

info@nanu.co.in; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Directors, successors in office, legal representatives, administrators, executors and assigns) OF THE SECOND PART;

WHEREAS **the VENDOR** is represented herein by its both Partners, namely, (a) Shri. **Ulhas Gopal Asnodker** alias Asnodkar Ulhas Gopal, son of late Gopal Asnodker, aged 66 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9326123890, business, married, residing at House No. 597, Bhutki Wada, Porvorim, Bardez, Goa 403 501; and (b) Shri. **Chandramohan Vithal Nasnodkar**, son of late Vithal Nasnodkar, aged 68 years, Indian National holding Income Tax PAN [redacted] Aadhaar Card No. [redacted] Mobile Phone No. 9421150176, business, married, residing at House No. 159, Vitara Niwas, Dangui Colony, Alto Duler, Mapusa, Bardez, Goa 403 507;

AND WHEREAS **the PURCHASER** is represented herein by its Director, Shri. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 44 years, Indian National holding Income Tax PAN [redacted], Aadhaar No. [redacted]

[redacted] Email ID: niresh@nanu.co.in, Mobile Phone No. 9822125057, businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403 602; by virtue of Resolution dated 29-11-2007 of its Board of Directors, Xerox true copy whereof is being presented to the Sub-Registrar of Bardez at Mapusa, Goa, along with the Deed;

AND WHEREAS there exists in the village and Parish of Siolim, a large property denominated **"TARCHY BATTY"** or **"TARCHI BATTY"**, locally known as **"TARCHI BHAT"**, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village; and bounded as under:-

East: By the coconut grove "Tarchy Batty" of the heirs of Pio Ilario Fernandes;

West: By the coconut grove "Tarchy Batty" of Pascoal Lourence Fernandes;

North: By coconut grove "Tarchy Batty" of Manuel Barros; and

South: By the drain of monsoon waters.

AND WHEREAS the large property described hereinabove is hereinafter referred to as "the entire property" for the sake of brevity and convenience;

AND WHEREAS, under the **Inscription No. 310** of Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **two-third share** of the entire property are inscribed in the name of Mr. Pascoal Fernandes, who purchased the same from Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the Public Deed dated 15.03.1884 recorded at pages 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustavo;

AND WHEREAS, under the **Inscription No. 311** of the same Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **one-third share** of the entire property is inscribed in the name of Mr. **Vicente Fernandes** and the two-third share of the entire property are inscribed in the name of Pascoal Fernandes, in view of purchase made by them from the said Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the same Public Deed recorded at page 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustao;

AND WHEREAS, as on 25.04.1884, two-third share of the entire property belonged to Mr. Pascoal Fernandes and

remaining one-third share thereof belonged to Mr. Vicente Fernandes;

AND WHEREAS, the said Vicente Fernandes (owner of the one-third share) was married to Mrs. Luzia Jeberina Fernandes, and, he died leaving behind the said Mrs. Luzia Jeberina Fernandes as his widow, and, as his heirs, he left behind (a) Ms. Andre Joaquino Fernandes, un-married and (b) Mrs. Maria Caetana Fernandes married to Mr. Matias Cresencio De Sousa, all of whom sold the said one-third share in the entire property to Mrs. Maria Piedade Pereira, by virtue of **Escritura de Compra e Vendaes** (Public Deed of Purchase and Sale) drawn on **18.01.1908** by the Tabeliao of the Judicial Division of Bardez, Mr. Joao Copertino da Caridade Frias, at pages 51 to 52 of his Notarial Deeds Book No. 98;

AND WHEREAS the said Mrs. Maria Piedade Pereira was married to Mr. Joao Pedro da Sousa and the said Joao Pedro da Sousa expired leaving behind the said Mrs. Maria Piedade Pereira, as his widow, and, as his heirs he left behind (a) Mr. Justiniano Baltazar Lourneco Batista de Sousa alias Justiniano Baltazar de Sousa married to Mrs. Lucilia Francisca Fiorina de Conceicao e Sousa, (b) Mrs. D. Rubertina Rosinha de Sousa alias Rubertina Rosa de Sousa

SUB-REGISTRAR OF BARDEZ
MAPUSA

Frietas married to Mr. Celso Reginaldo Frietas and (c) Mrs. D. Pacificacao Magdalena Amelia de Sousa Menezes alias Pacificacao Magdalena de Sousa de Menezes married to Mr. Antonio Santana Patrocinio de Menezes; who all have partitioned the assets of the deceased Joao Pedro da Sousa vide the **Escritura de Partilho** (Public Deed of Partition) drawn on **14.08.1921** at pages 75 (overleaf) to 77 (overleaf) of Book No. 205 of Tabeliao of Bardez, Mr. Joao Copertino da Cardidade Frias, wherein the said one-third share of the entire property was allotted entirely to the said heir, Justiniano Baltazar Lourneceo Batista de Sousa alias Justiniano Baltazar de Sousa along with his wife, Lucilia Francisca Floriana de Conceicao e Sousa;

AND WHEREAS, such position is confirmed in the **Inscription No. 24132** of Book-G. No. 30 dated 22.02.1932, which shows that under the said inscription records, **one-third** share of the entire property is inscribed in the name of **Justiniano Baltazar Lourenco Batista Souza** alias Justiniano Baltazar da Souza married to **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS, the said **one-third** share of the entire property earlier belonged to Mr. Vicente Fernandes was ultimately owned by the said Mr. **Justiniano Baltazar**

Lourenco Batista Souza and his wife, Mrs. **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS from the certified copy of the relevant part of Cadastral Survey Plan of Siolim village, it is seen that the **Cadastral Survey No. 714** stands solely in the name of Mr. **Justiniano Baltazar da Souza**, son of Joao Pedro de Sousa and Maria Piedade Pereira, which establishes that one-third share of the entire property belonging to Mr. **Justiniano Baltazar Lourenco Batista Sousa** was separated from the remaining two-third shares and the separated one-third share in the entire property corresponds to Cadastral Survey No. 714;

AND WHEREAS upon comparing the new Survey Plan of **Survey Nos. 80/1 and 80/16 of Siolim village** with the **Cadastral Plan of Survey No. 714**, it is seen that the said Cadastral Survey No. 714 corresponds to the area of the land under Survey Nos. 80/1 and 80/16 of Siolim village;

AND WHEREAS in the survey plan of new Survey No. 80/1, there are shown three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

AND WHEREAS, as per new survey records total area of this 1/3rd part of the entire property, is 16,100 square meters, being **12,870 square meters** of **Survey No. 80/1** of village Siolim of Bardez Taluka, 430 square meters of Survey No. 80/1-A, 300 square meters of Survey No. 80/1-C and 300 square meters of Survey No. 80/1-D and **2,200 square meters** of **Survey No. 80/16** of village Siolim of Bardez Taluka;

AND WHEREAS, Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza who was also known as Jastinio Baltazar D'Souza or Justinia Baltazar D'Souza expired on 04.12.1949 and his wife, Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza expired on 17.11.1966, upon whose deaths **Inventory Proceedings No. 70/2001/C** was initiated by one of their heirs, namely, Mr. Adeodato de Souza, before the Court of Civil Judge, Senior Division at Mapusa, Goa; wherein the following heirs are enlisted as the Interested Parties:-

(a) Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza;

(b) Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa;

(c) Ms. Maria Soraya Nalini de Souza;

(d) Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;

(e) Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker;

(f) Ms. Dalila Maria Lucilia de Souza;

(g) Ms. Maria Jose Lina de Souza Costa Ferreira;

(h) Ms. Maria Mirindi Perpetua de Souza;

(i) Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias;

(j) Mr. Jose Jesus de Azavedo Souza;

(k) Mr. Justininao Baltazar Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza;

(l) Mrs. Aida Lucilia Francisco de Souza;

(m) Mr. Alex D'Souza married to Mrs. Maria Anna de Souza;

AND WHEREAS, during the pendency of the said Inventory Proceedings No. 70/2001/C, all the above named co-heirs named above, except for (a) Mr. Justiniano Baltazar Oliver Olavo de Souza and his wife, Mrs. Meena Otilia de Souza, (b) Mrs. Maria Ingrid Sarojini de Souza and her husband, Mr. Elgar Estevao de Sa, (c) Ms. Maria Soraya Nalini de Souza and (d) Mrs. Brend Lucilia de Souza and her husband, Mr. Henry Rege Gabriel Almeida; have

agreed to sell all their undivided rights in the said 1/3rd parts of the entire property, in favour of **the VENDOR** herein, vide the 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, however, the Inventory Proceedings proceeded further without giving effect to the said Agreement;

AND WHEREAS, in the said Inventory Proceedings No. 70/2001/C, the said 1/3rd parts of the entire property is described in the List of Assets under **Item No. 30** (in respect of land under **Survey No. 80/1**) and **Item No. 36** (in respect of land under **Survey No. 80/16**);

AND WHEREAS, the **Item No. 30** (Survey No. 80/1 of village Siolim of Bardez Taluka) of the List of Assets in the said Inventory Proceedings No. 70/2001/C is more fully described in the **SCHEDULE-I** hereinafter appearing and hereinafter referred to as "the said property" for the sake of brevity and convenience;

AND WHEREAS, the Interested Parties to the said Inventory No. 70/2001/C have sub-divided the said property into ten (10) Plots as depicted in **Sketch No. 3** submitted in the said Inventory Proceedings and filed

Consent Terms allotting each of the plots among them, and also obtained from the court a Consent Decree on 23-02-2018 to that effect;

AND WHEREAS, allotments of plots in the said property made to the above named heirs/the interested parties to the said Inventory Proceedings No. 70/2001/C are as under:-

Plot No.	Area (m2)	Name of the Allottee/s
G	2,984	Mr. Adeodato D'Souza;
H	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza;
I	2,984	Mrs. Aida de Souza, Mr. Alex D'Souza and his wife, Mrs. Maria Ana de Souza;
J	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza;

AND WHERAS, the other Plots A to F of the said property is earmarked for the mundkars/occupants;

AND WHEREAS, pursuant to such allotments as above, the above named allottees of Plot-G, Plot-H, Plot-I and Plot-J have got their names recorded in the 'Occupant' column of survey records in Form No. I & XIV in respect of the said property bearing Survey No. 80/1 of village Siolim of Bardez Taluka;

AND WHEREAS, the allottees of the Plot-G, Plot-H, Plot-I and Plot-J above named have also got their respective plots partitioned and separated from the original survey holding pursuant to the order passed by the Deputy Collector & Sub-Divisional Officer of Bardez Taluka, in the partition cases as details hereunder:-

Plot No.	Plot Area (m2)	Partition Case No.	Final Order Date	New Survey No.	Area (m2)
G	2,984	15//176/2020/PART/LAND	16-12-2020	**80/1-E**	**2,984**
H	2,984	15//177/2020/PART/LAND	16-12-2020	**80/1-F**	**2,984**
I	2,984	15//179/2020/PART/LAND	16-12-2020	**80/1-G**	**2,984**
J	2,984	15//178/2020/PART/LAND	16-12-2020	**80/1-H**	**2,856**

AND WHEREAS, the new holding bearing **Survey No. 80/1-G** of village Siolim of Bardez Taluka, which is the **Plot-I** of the earlier Survey No. 80/1 of village Siolim of Bardez Taluka, forming part of the said property described in the **SCHEDULE-I** hereto, is more fully described in the **SCHEDULE-II** hereinafter appearing and hereinafter referred to as "the Subject Land" for the sake of brevity and convenience;

AND WHEREAS, during the pendency of such mutation and/or partition process as stated above, the Subject Land was sold by allottees thereof to and in favour of **the VENDOR** herein, vide Deed of Sale dated 17-12-2018 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00058-2019, CD No. BRZD807 dated 09-01-2019;

AND WHEREAS **the VENDOR** has agreed to sell the Subject Land to **the PURCHASER** and **the PURCHASER** has agreed to purchase the same from **the VENDOR** purely based on the above mentioned representations made by **the VENDOR**; and it is hereby declared by **the PURCHASER** to **the VENDOR** that **the PURCHASER** is proposing to construct a project of residential building/s and/or bungalows in the Subject Land as well as in the adjoining lands of **the PURCHASER** bearing Survey Nos. 80/1-E, 80/1-F, 80/1-H of village Siolim of Bardez Taluka as also in the other lands adjacent to the above mentioned lands.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. For a total price consideration of **Rs.5,71,96,407/-** (Rupees Five Crores Seventy One Lakhs Ninety Six

Thousand Four Hundred Seven Only), paid by **the PURCHASER** to **the VENDOR** in the manner stated hereafter, **the VENDOR** does hereby CONVEY, TRANSFER and CONFIRM, by way of absolute sale, UNTO and in favour of **the PURCHASER**, the Subject Land described in the **SCHEDULE-II** hereto, along with all the compounds, fences, structures, trees, wells, 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 or the holder thereof, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of **the VENDOR** or its predecessors in title.

2. **The VENDOR** hereby declares having delivered to **the PURCHASER**, the possession of the Subject Land, and **the PURCHASER** acknowledges to have received such possession from **the VENDOR**.

3. Out of the above mentioned price consideration of **Rs.5,71,96,407/-** (Rupees Five Crores Seventy One Lakhs Ninety Six Thousand Four Hundred Seven Only) **the PURCHASER** has paid to **the VENDOR**, a sum of **Rs.4,21,96,407/-** (Rupees Four Crores Twenty One Lakhs Ninety Six Thousand Four Hundred Seven Only) in the following manner:-

(a) **Rs.1,98,50,000/-** (Rupees One Crore Ninety Eight Lakhs Fifty Thousand Only) paid on 19-08-2020 by way of RTGS transfer to the Current Account No. 31408594014 of **the VENDOR** maintained with Mapusa branch of State Bank of India;

(b) **Rs.1,50,000/-** (Rupees One Lakh Fifty Thousand Only) towards Tax Deducted At Source at the rate of 0.75% on Rs.2,00,00,000/- (Rupees Two Crores Only) paid to the credit of **the VENDOR** and remitted to the Income Tax Department vide Challan No. 00867 dated 19-08-2020;

(c) **Rs.9,92,500/-** (Rupees Nine Lakhs Ninety Two Thousand Five Hundred Only) paid under instructions from **the VENDOR**, directly in favour of Mr. Ashok Ramesh Naik, Partner of M/s. Naifer Constructions, vide Cheque No. 280024 dated 16-

12-2020 drawn on Margao branch of The Goa Urban Co-operative Bank Ltd.;

(d) **Rs.7,500/-** (Rupees Seven Thousand Five Hundred Only) towards Tax Deducted At Source at the rate of 0.75% on Rs.10,00,000/- (Rupees Ten Lakhs Only) paid to the credit of **the VENDOR** and remitted to the Income Tax Department vide Challan No. 04065 dated 16-12-2020;

(e) **Rs.9,92,500/-** (Rupees Nine Lakhs Ninety Two Thousand Five Hundred Only) paid under instructions from **the VENDOR**, directly in favour of Mr. Allan Alex Fernandes, Partner of M/s. Naifer Constructions, vide Cheque No. 280025 dated 16-12-2020 drawn on Margao branch of The Goa Urban Co-operative Bank Ltd.;

(f) **Rs.7,500/-** (Rupees Seven Thousand Five Hundred Only) towards Tax Deducted At Source at the rate of 0.75% on Rs.10,00,000/- (Rupees Ten Lakhs Only) paid to the credit of **the VENDOR** and remitted to the Income Tax Department vide Challan No. 04097 dated 16-12-2020;

(g) **Rs.1,98,44,442/-** (Rupees One Crore Ninety Eight Lakhs Forty Four Thousand Four Hundred Forty Two Only) paid by Cheque No. 001276 dated 17-08-2022 drawn on Margao branch of Kotak Mahindra Bank;

(h) **Rs.3,51,965/-** (Rupees Three Lakhs Fifty One Thousand Nine Hundred Sixty Five Only) towards Tax Deducted At Source at the rate of 1% on Rs.3,51,96,407/- paid to the credit of **the VENDOR** and remitted to the Income Tax Department vide Challan No. 01136 dated 17-08-2022;

4. **The VENDOR** does hereby acknowledge having received the said total sum of **Rs.4,21,96,407/-** (Rupees Four Crores Twenty One Lakhs Ninety Six Thousand Four Hundred Seven Only) out of the entire price consideration as stated above, from **the PURCHASER** in the manner stated herein above and discharge **the PURCHASER** from payment thereof.

5. It is specifically agreed between **the VENDOR** and **the PURCHASER** that **the VENDOR** shall pursue obtaining of project approval sought to be constructed by **the PURCHASER** in the Subject Land as well as in the lands

Therefore, the **VENDOR** and **the PURCHASER** by mutual consent have agreed that **the PURCHASER** shall not release to **the VENDOR** the balance price consideration of **Rs.1,50,00,000/-** (Rupees One Crore Fifty Lakhs Only) till all the licences, clearances, NOCs, conversion sanads and all other permissions and approvals as may be required for development and construction, are obtained by **the VENDOR** for which purpose **the PURCHASER** undertakes to cooperate and assist **the VENDOR** to do so.

6. **The VENDOR** covenants with **the PURCHASER** as under: -

   (a) That **the VENDOR** is the exclusive owner in possession of the Subject Land hereby sold and every part thereof, and that **the VENDOR** has clear, unencumbered and valid title to the same and every part thereof;

   (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, 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 VENDOR** to the Subject Land hereby sold and to every part thereof is free, clear and marketable;

(h) That **the VENDOR** does hereby indemnify **the PURCHASER** against all and whatever claims, if any raised by any person/s or party claiming any right, title, share and interest in the Subject Land hereby sold; and

(i) That **the VENDOR** shall execute all further documents which may be found necessary by **the PURCHASER** to be executed for conferring or 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**.

7. **The VENDOR** does hereby express their consent and no objection for **the PURCHASER** to apply for mutation of records in Form I & XIV in respect of the Subject Land described in the **SCHEDULE-II** hereto and further express their consent and No Objection to record the name of **the PURCHASER** as occupant thereof. **The VENDOR** does hereby further express that in the proceedings of such mutation, the concerned Land Revenue/ Survey Authority/ Collector/ Addl.

Collector/ Deputy Collector need not issue any Notice to **the VENDOR** and service of such Notice is hereby expressly waived by **the VENDOR**.

8. Market value of the Subject Land hereby sold is also Rs.5,71,96,407/- and stamp duty thereon at the rate of 4.5% is paid on this Deed by **the PURCHASER**.

SCHEDULE-I
(Description of the said property)

ALL THAT land bearing **Survey No. 80/1 of village Siolim** of Bardez Taluka having an area of **12,870 square meters** forming part of **1/3rd part** of the bigger property denominated "**TARCHY BATTY**" or "**TARCHI BATTY**", locally known as "**TARCHI BHAT**", situated in the village Siolim of Bardez Taluka, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being part of the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village, 1/3rd part of which bears old **Cadastral Survey No. 714 of Siolim village**, and bounded as under:-

East: By lands bearing Survey No. 80/2, 80/11 and 80/16 of village Siolim;

West: By lands bearing Survey No. 171/55, 80/28 of village Siolim, and by water drain;

North: By land bearing Survey No. 171/16 and 171/48 of village Siolim; and

South: By water drain and by land bearing Survey No. 80/27 of village Siolim.

Note: Within this land bearing Survey No. 80/1, there are three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

SCHEDULE-II
(Description of the Subject Land hereby sold)

ALL THAT distinct and separated **Plot-I** of the said property described in the **SCHEDULE-I** hereinabove written, now separately surveyed under new **Survey No. 80/1-G** of village Siolim of Bardez Taluka, having an area of **2,984 square meters**, and bounded as under:-

East: By lands bearing Survey No. 80/1-A, 80/2 and 80/11 of village Siolim;

West: By lands bearing Survey No. 80/1-A and 80/28 of village Siolim;

North: By lands bearing Survey No. 80/1-A and 80/1-F of village Siolim; and

South: By lands bearing Survey No. 80/1-A, 80/1-H and 80/1-D all of village Siolim.

Notes:-

1. The Subject Land hereby sold is shown marked in red colour hatched lines in the copy of the Survey Plan of Survey No. 80/1-G of village Siolim of Bardez Taluka.

2. The Subject Land consists of a drinking water well as shown marked in the **PLAN** annexed hereto.

3. The land under Survey No. 80/1-A of village Siolim is situated within the Subject Land as shown in the PLAN annexed hereto.

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

SIGNED AND DELIVERD by the Within named **the VENDOR**, M/s. Vitara, through its Partner, Shri. Ulhas Gopal Asnodker

SUB-REGISTRAR OF BARDEZ

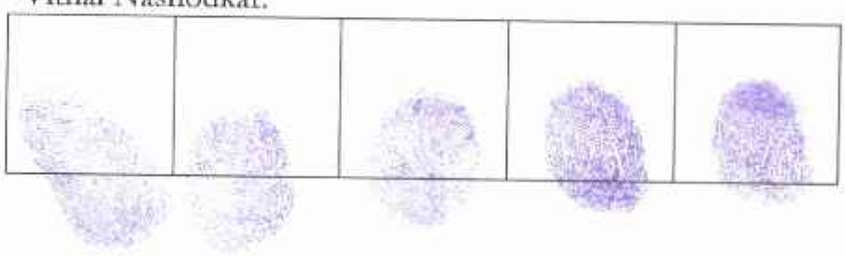
Left hand fingers impression of Shri. Ulhas Gopal Asnodker.

Right hand fingers impression of Shri. Ulhas Gopal Asnodker.

SIGNED AND DELIVERD by the Within named **the VENDOR**, M/s. Vitara, through its Partner, Shri. Chandramohan Vithal Nasnodkar

Left hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

Right hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.



SIGNED AND DELIVERD by the Within named **the PURCHASER**, Nanu Estates Private Limited, through its Director, Shri. Niresh P. Naik.

Left hand fingers impression of Shri. Niresh P. Naik.

Right hand fingers impression of Shri. Niresh P. Naik.

WITNESSES:-

Signature:	1.	2.
Name:	Mr. Nilesh Krishna Powar	Mr. Sanjay Uttam Tari
Address:	House No. 211, Housing Board Colony, Pundlik Nagar, Porvorim, Bardez, Goa 403 521.	House No. 357, Kiranpani, Paliem, Bardez, Goa 403 524.

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

MAPUSA - GOA

CBAR 121-716

N

Plan Showing plots situated at

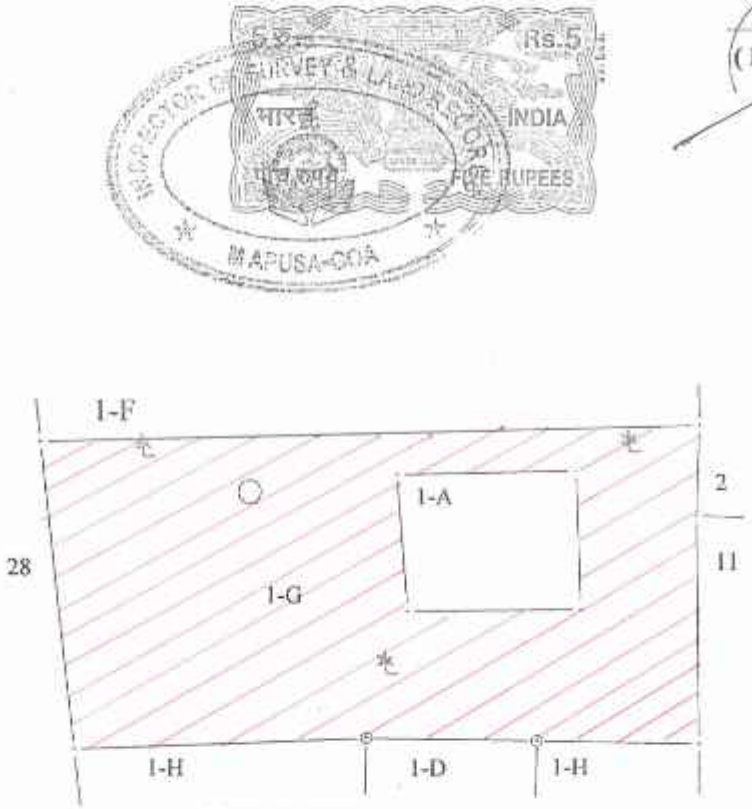
Village : SIOLIM

Taluka : BARDEZ

Survey No./Subdivision No. : 80/ 1-G

Scale : 1 :1000

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



SURVEY No. 80

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 12-01-2021

Compared By:

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **22-Aug-2022 12:15:16 pm**

Document Serial Number :- **2022-BRZ-3767**

Presented at **12:08:15 pm** on **22-Aug-2022** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2573900
2	Registration Fee	1715900
3	Mutation Fees	2500
4	Processing Fee	1620
	Total	**4293920**

Stamp Duty Required :**2573900/-** Stamp Duty Paid : **2573900/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Premanand Raghunath Corgauncar ,Father Name**:Raghunath Corgauncar,**Age:** 65, **Marital Status: ,Gender:**Male,**Occupation:** Service, **Address1** House No. 203-C, Dhanlaxmi Nagar, Bhatlem, Panaji, Goa 403 001, **Address2 - ,** **PAN No.**[redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Ulhas Gopal Asnodker Alias Asnodkar Ulhas Gopal Partner Of Messers VITARA , Father Name:Gopal Asnodker, Age:** 66, **Marital Status: ,Gender:**Male,**Occupation:** Business, House No. 597, Bhukti Wada, Porvorim, Bardez, Goa 403 501, **PAN No.**[redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**Chandramohan Vithal Nasnodkar Partner Of Messers VITARA , Father Name:Vithal Nasnodkar, Age:** 68, **Marital Status: ,Gender:**Male,**Occupation:** Business, House No. 159, Vitara Niwas, Dangui Colony, Alto Dhuler, Mapusa, Bardez, Goa 403 507, **PAN No.:**[redacted]			
3	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 65, **Marital Status: ,Gender:**Male,**Occupation:** Service, House No. 203-C, Dhanlaxmi Nagar, Bhatlem, Panaji, Goa 403 001, **PAN No.**[redacted]**, as Power Of Attorney Holder for NIRESH PRAVAS NAIK Director Of Nanu Estates Private Limited**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Sanjay Uttam Tari,Age: 46,DOB: ,Mobile: 7057838466 ,Email: ,Occupation:Business , Marital status : Married** , Address:403524, Kiranpani, Kiranpani, Paliem, Bardez, NorthGoa, Goa			
2	Name: **Nilesh Krishna Powar,Age: 44,DOB: ,Mobile: 9423819551 ,Email: ,Occupation:Service , Marital status : Married** , Address:403521, House No. 211, House No. 211, Housing Board Colony, Pundlik Nagar Porvorim, Panaji, Tiswadi, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- **2022-BRZ-3767**

Document Serial No:-2022-BRZ-3767

Book :- 1 Document

Registration Number :- **BRZ-1-3639-2022**

Date : 22-Aug-2022

22/8/22 SUB-REGISTRAR BARDEZ

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

Scanned by Chaitali Pednekar, DEO Pednekar

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 22-Aug-2022 12:26:58

Date of Receipt: 22-Aug-2022

Receipt No : 2022-23/9/2252

Serial No. of the Document : 2022-BRZ-3767

Nature of Document : **Conveyance - 22**

Received the following amounts from **Premanand Raghunath Corgaoncar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1715900	E-Challan	• Challan Number : 202200672646 • CIN Number : CKU5077030	1715900
Processing Fee	1620	E-Challan	• Challan Number : 202200672646 • CIN Number : CKU5077030	1320
		E-Challan	• Challan Number : 202200673592 • CIN Number : CPABYZVSP6	300
Total Paid	**1717520** (Rupees Seventeen Lakhs Seventeen Thousands Five Hundred And Twenty only)			

Probable date of issue of Registered Document:

SEAL OF THE SUB REGISTRAR OF BARDEZ

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **22-Aug-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar

(Rupees Six Lakhs Forty Three Thousand Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 32452 NON JUDICIAL गोवा
169429 MAR 04 2021
12:05
Rs.0643000/- PB7223
INDIA STAMP DUTY GOA

For CITIZENCREDIT CO-OP. BANK LTD.

Margao Branch

Authorised Signatory

Name of Purchaser NANU ESTATES PVT. LTD.

THE SEAL OF THE SUB-REGISTRAR OF MARGAO

Tr. No. 2021-BR2-1129
12/03/2021

DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa; on this 04th day of March, of the year 2021;

BETWEEN

1. Shri. **JUSTINIANO BALTAZAR OLIVER OLAVO DE SOUZA**, son of late Benjamin Rudolfo Celestino Da Conceicao De Souza, aged 65 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted] Mobile Phone No. 9850055785, Email ID: oliver.desouza1@gmail.com, business, married; and his wife,

2. Smt. **MEENA OTILIA DE SOUZA** alias **MEENA DESOUZA**, daughter of Benzinho Fernandes, aged 55 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9822132665, Email ID: meenaadesouza@yahoo.com, housewife, both residents of House No. 741/2B, Old Chowgule College, Vidyanagar, Margao, Goa 403 601; hereinafter referred to as **"the VENDORS"** (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956 and registered with the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U70200GA2007PTC005509 2007-2008, with its Registered Office at House No. 15/1448, 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income Tax PAN Card [redacted], Email ID: info@nanu.co.in; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Directors, successors in office, legal representatives, administrators, executors and assigns) OF THE SECOND PART;

AND

M/s. **VITARA**, a Partnership Firm, duly registered under the Partnership Act, 1932 with the Registrar of Firms at Bardez, under No. 11/2004 on 27-02-2004, having its Registered Office at Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa 403 507; holding Income Tax PAN [redacted] hereinafter referred to as "**the CONFIRMING PARTY**" (which expression, unless

repugnant or contrary to the context or meaning thereof, shall mean and include all its Partners, their heirs and successors, legal representatives, administrators, executors and assigns) OF THE THIRD PART;

WHEREAS **the PURCHASER** is represented herein by its Director, Shri. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 43 years, Indian National holding Income Tax PAN [redacted], Aadhaar No [redacted], Email ID: niresh@nanu.co.in, Mobile Phone No. 9822125057, businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403 602; by virtue of Resolution dated 29-11-2007 of its Board of Directors, Xerox true copy whereof is being presented to the Sub-Registrar of Bardez at Mapusa, Goa, along with the Deed;

AND WHEREAS **the CONFIRMING PARTY** is represented herein by both its Partners, namely, (a) Shri. **Ulhas Gopal Asnodker** alias Asnodkar Ulhas Gopal, son of late Gopal Asnodker, aged 65 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9326123890, business, married, residing at House No. 597, Bhutki Wada, Porvorim, Bardez, Goa 403 501; and (b) Shri.

Chandramohan Vithal Nasnodkar, son of late Vithal Nasnodkar, aged 68 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Mobile Phone No. 9421150176, business, married, residing at House No. 159, Vitara Niwas, Dangui Colony, Alto Duler, Mapusa, Bardez, Goa 403 507;

AND WHEREAS there exists in the village and Parish of Siolim, a large property denominated **"TARCHY BATTY"** or **"TARCHI BATTY"**, locally known as **"TARCHI BHAT"**, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village; and bounded as under:-

East: By the coconut grove "Tarchy Batty" of the heirs of Pio Ilario Fernandes;

West: By the coconut grove "Tarchy Batty" of Pascoal Lourence Fernandes;

North: By coconut grove "Tarchy Batty" of Manuel Barros; and

South: By the drain of monsoon waters.

AND WHEREAS the large property described hereinabove is hereinafter referred to as "the entire property" for the sake of brevity and convenience;

AND WHEREAS, under the **Inscription No. 310** of Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **two-third share** of the entire property are inscribed in the name of Mr. Pascoal Fernandes, who purchased the same from Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the Public Deed dated 15.03.1884 recorded at pages 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustavo;

AND WHEREAS, under the **Inscription No. 311** of the same Book-G No. 1 dated 25.04.1884 of the Land Registration Office of Bardez, **one-third share** of the entire property is inscribed in the name of Mr. **Vicente Fernandes** and the two-third share of the entire property are inscribed in the name of Pascoal Fernandes, in view of purchase made by them from the said Socratis Hipolito Meficas and his wife, Amelia Carmelina De Sousa Meficas, vide the same Public Deed recorded at page 10(v) of Book No. 92 of the Tabeliao of Bardez, Mr. Gustao;

AND WHEREAS, as on 25.04.1884, two-third share of the entire property belonged to Mr. Pascoal Fernandes and

remaining one-third share thereof belonged to Mr. Vicente Fernandes;

AND WHEREAS, the said Vicente Fernandes (owner of the one-third share) was married to Mrs. Luzia Jeberina Fernandes, and, he died leaving behind the said Mrs. Luzia Jeberina Fernandes as his widow, and, as his heirs, he left behind (a) Ms. Andre Joaquino Fernandes, un-married and (b) Mrs. Maria Caetana Fernandes married to Mr. Matias Cresencio De Sousa, all of whom sold the said one-third share in the entire property to Mrs. Maria Piedade Pereira, by virtue of **Escritura de Compra e Vendaes** (Public Deed of Purchase and Sale) drawn on **18.01.1908** by the Tabeliao of the Judicial Division of Bardez, Mr. Joao Copertino da Caridade Frias, at pages 51 to 52 of his Notarial Deeds Book No. 98;

AND WHEREAS the said Mrs. Maria Piedade Pereira was married to Mr. Joao Pedro da Sousa and the said Joao Pedro da Sousa expired leaving behind the said Mrs. Maria Piedade Pereira, as his widow, and, as his heirs he left behind (a) Mr. Justiniano Baltazar Lourneco Batista de Sousa alias Justiniano Baltazar de Sousa married to Mrs. Lucilia Francisca Fiorina de Conceicao e Sousa, (b) Mrs. D. Rubertina Rosinha de Sousa alias Rubertina Rosa de Sousa

Frietas married to Mr. Celso Reginaldo Frietas and (c) Mrs. D. Pacificacao Magdalena Amelia de Sousa Menezes alias Pacificacao Magdalena de Sousa de Menezes married to Mr. Antonio Santana Patrocinio de Menezes; who all have partitioned the assets of the deceased Joao Pedro da Sousa vide the **Escritura de Partilho** (Public Deed of Partition) drawn on **14.08.1921** at pages 75 (overleaf) to 77 (overleaf) of Book No. 205 of Tabeliao of Bardez, Mr. Joao Copertino da Cardidade Frias, wherein the said one-third share of the entire property was allotted entirely to the said heir, Justiniano Baltazar Lourneceo Batista de Sousa alias Justiniano Baltazar de Sousa along with his wife, Lucilia Francisca Floriana de Conceicao e Sousa;

AND WHEREAS, such position is confirmed in the **Inscription No. 24132** of Book-G. No. 30 dated 22.02.1932, which shows that under the said inscription records, **one-third** share of the entire property is inscribed in the name of **Justiniano Baltazar Lourenco Batista Souza** alias Justiniano Baltazar da Souza married to **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS, the said **one-third** share of the entire property earlier belonged to Mr. Vicente Fernandes was ultimately owned by the said Mr. **Justiniano Baltazar**

Lourenco Batista Souza and his wife, Mrs. **Lucilia Francisca Firmina de Conceicao e Souza;**

AND WHEREAS from the certified copy of the relevant part of Cadastral Survey Plan of Siolim village, it is seen that the **Cadastral Survey No. 714** stands solely in the name of Mr. **Justiniano Baltazar da Souza**, son of Joao Pedro de Sousa and Maria Piedade Pereira, which establishes that one-third share of the entire property belonging to Mr. **Justiniano Baltazar Lourenco Batista Sousa** was separated from the remaining two-third shares and the separated one-third share in the entire property corresponds to Cadastral Survey No. 714;

AND WHEREAS upon comparing the new Survey Plan of **Survey Nos. 80/1 and 80/16 of Siolim village** with the **Cadastral Plan of Survey No. 714**, it is seen that the said Cadastral Survey No. 714 corresponds to the area of the land under Survey Nos. 80/1 and 80/16 of Siolim village;

AND WHEREAS in the survey plan of new Survey No. 80/1, there are shown three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

AND WHEREAS, as per new survey records total area of this 1/3rd part of the entire property, is 16,100 square meters, being **12,870 square meters** of **Survey No. 80/1** of village Siolim of Bardez Taluka, 430 square meters of Survey No. 80/1-A, 300 square meters of Survey No. 80/1-C and 300 square meters of Survey No. 80/1-D and **2,200 square meters** of **Survey No. 80/16** of village Siolim of Bardez Taluka;

AND WHEREAS, Mr. Justiniano Baltazar de Souza alias Justinio Baltazar D'Souza who was also known as Jastinio Baltazar D'Souza or Justinia Baltazar D'Souza expired on 04.12.1949 and his wife, Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza expired on 17.11.1966, upon whose deaths **Inventory Proceedings No. 70/2001/C** was initiated by one of their heirs, namely, Mr. Adeodato de Souza, before the Court of Civil Judge, Senior Division at Mapusa, Goa; wherein the following heirs are enlisted as the Interested Parties:-

(a) Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza (**the VENDORS** herein);

(b) Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa;

(c) Ms. Maria Soraya Nalini de Souza;

(d) Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;

(e) Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker;

(f) Ms. Dalila Maria Lucilia de Souza;

(g) Ms. Maria Jose Lina de Souza Costa Ferreira;

(h) Ms. Maria Mirindi Perpetua de Souza;

(i) Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias;

(j) Mr. Jose Jesus de Azavedo Souza;

(k) Mr. Justininao Baltazar Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza;

(l) Mrs. Aida Lucilia Francisco de Souza;

(m) Mr. Alex D'Souza married to Mrs. Maria Anna de Souza;

AND WHEREAS, during the pendency of the said Inventory Proceedings No. 70/2001/C, all the above named co-owners except for (a) Mr. Justiniano Baltazar Oliver Olavo de Souza and his wife, Mrs. Meena Otilia de Souza (i.e. **the VENDORS** herein), (b) Mrs. Maria Ingrid Sarojini de Souza and her husband, Mr. Elgar Estevao de Sa, (c) Ms. Maria Soraya Nalini de Souza and (d) Mrs. Brend Lucilia de Souza and her husband, Mr. Henry Rege

Gabriel Almeida; have agreed to sell all their undivided rights in the said 1/3rd parts of the entire property, in favour of **the CONFIRMING PARTY** herein, vide the 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, however, the Inventory Proceedings proceeded further without giving effect to the said Agreement;

AND WHEREAS, although **the VENDORS** are not parties to the above referred 'Agreement of Sale' dated 22-12-2011, **the VENDORS** have also agreed to sell their share in the entire property in favour of **the CONFIRMING PARTY** and have also received certain amounts from **the CONFIRMING PARTY**, as stated hereinafter in this Deed;

AND WHEREAS, in the said Inventory Proceedings No. 70/2001/C, the said 1/3rd parts of the entire property is described in the List of Assets under **Item No. 30** (in respect of land under **Survey No. 80/1**) and **Item No. 36** (in respect of land under **Survey No. 80/16**);

AND WHEREAS, the **Item No. 30** (Survey No. 80/1 of village Siolim of Bardez Taluka) of the List of Assets in the said Inventory Proceedings No. 70/2001/C is more fully

described in the **SCHEDULE-I** hereinafter appearing and hereinafter referred to as "the said property" for the sake of brevity and convenience;

AND WHEREAS, the Interested Parties to the said Inventory No. 70/2001/C have sub-divided the said property in to ten (10) Plots as depicted in the **Sketch No. 3** submitted in the said Inventory Proceedings and filed Consent Terms allotting each of the plots among them, and also obtained from the court a Consent Decree on 23-02-2018 to that effect;

AND WHEREAS, allotments of plots in the said property made to the above named heirs/the interested parties to the said Inventory Proceedings No. 70/2001/C are as under:-

Plot No.	Area (m2)	Name of the Allottee/s
G	2,984	Mr. Adeodato D'Souza;
H	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza(the member No. 1 of **the VENDORS**);
I	2,984	Mrs. Aida de Souza, Mr. Alex D'Souza and his wife, Mrs. Maria Ana de Souza;
J	2,984	Mr. Justiniano Baltazar Oliver Olavo de Souza(the member No. 1 of **the VENDORS**);

AND WHERAS, the other Plots A to F of the said property is earmarked for the mundkars/occupants;

AND WHEREAS, with regard to allotment of **Plot-J** in favour of **the VENDORS**, such allotment was made with a condition that **the VENDORS** shall sell the said **Plot-J** to a prospective buyer giving best price and sale proceeds thereof shall be paid by **the VENDORS** to the heirs of late Jose D'Souza, namely, Mrs. Marrlene Verginia Filomena F. De Concssao D'Souza Walker married to Mr. Martin Walkar; Mrs. Dalila Maria Lucilia De Souza; Mrs. Maria Jose Lina De Souza Costa Pereita, Mrs. Maria Mirandy perpetua D'Souza; Mrs. Tulia Maria D'Souza married to Mr. Oscar Proenca Dis; and Mr. Jose Jesus de Azavedo D'Souza, after deducting form such price all taxes and fees, which may be levied on **the VENDORS**;

AND WHEREAS, pursuant to such allotments as above, the above named allottees of Plot-G, Plot-H, Plot-I and Plot-J have got their names recorded in the 'Occupant' column of survey records in Form No. I & XIV in respect of the said property bearing Survey No. 80/1 of village Siolim of Bardez Taluka;

AND WHEREAS, the allottees of the Plot-G, Plot-H, Plot-I and Plot-J above named have also got their

respective plots partitioned and separated from the original survey holding pursuant to the order passed by the Deputy Collector & Sub-Divisional Officer of Bardez Taluka, in the partition cases as details hereunder:-

Plot No.	Plot Area (m2)	Partition Case No.	Final Order Date	New Survey No.	Area (m2)
G	2,984	15//176/2020/PART/LAND	16-12-2020	**80/1-E**	**2,984**
H	2,984	15//177/2020/PART/LAND	16-12-2020	**80/1-F**	**2,984**
I	2,984	15//179/2020/PART/LAND	16-12-2020	**80/1-G**	**2,984**
J	2,984	15//178/2020/PART/LAND	16-12-2020	**80/1-H**	**2,856**

AND WHEREAS, the new holding bearing **Survey No. 80/1-H** of village Siolim of Bardez Taluka, which is the **Plot-J** of the earlier Survey No. 80/1 of village Siolim of Bardez Taluka, forming part of the said property described in the **SCHEDULE-I** hereto, is more fully described in the **SCHEDULE-II** hereinafter appearing and hereinafter referred to as "the Subject Land" for the sake of brevity and convenience;

AND WHEREAS, **the VENDORS** have procured offers for purchase of the Subject Land from various aspirants

and found that **the PURCHASER** has given the best price offer for purchase of the Subject Land;

AND WHEREAS, consequently, **the VENDORS** with due confirmation from **the CONFIRMING PARTY**, have agreed to sell the Subject Land to **the PURCHASER** and **the PURCHASER** has agreed to purchase the same from **the VENDORS** purely based on the above mentioned representations made by **the VENDORS** and giving the best price for such sale by **the VENDORS**.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. For a total price consideration of **Rs.1,42,80,000/-** (Rupees One Crore Forty Two Lakhs Eighty Thousand Only), paid by **the PURCHASER** to **the VENDORS** and to **the CONFIRMING 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-II** hereto, along with all the compounds, fences, structures, 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 or the holder thereof, 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 declare having delivered to **the PURCHASER**, the possession of the Subject Land, and **the PURCHASER** acknowledges to have received such possession from **the VENDORS**.

3. Out of the above mentioned price consideration of **Rs.1,42,80,000/-** (Rupees One Crore Forty Two Lakhs Eighty Thousand Only) **the PURCHASER** has paid to **the VENDORS**, a sum of **Rs.1,19,80,000/-** (Rupees One Crore Nineteen Lakhs Eighty Thousand Only), in the following manner:-

   (a) **Rs.1,07,100/-** (Rupees One Lakh Seven Thousand One Hundred Only) towards Tax Deducted at Source on Rs.1,42,80,000/- at the rate of 0.75% thereon, paid to the credit of the member No. 1 of

the VENDORS, to the Income Tax Department, vide Challan No. 00842 dated 04.03.2021;

(b) **Rs.1,18,72,900/-** (Rupees One Crore Eighteen Lakhs Seventy Two Thousand Nine Hundred Only) paid vide Cheque No. 001400 dated 04.03.2021 drawn on Margao Branch of Kotak Mahindra Bank, in favour of Mr. Justiniano Baltazar Oliver Olavo de Souza, the member No. 1 of **the VENDORS**;

Both the members of **the VENDORS** do hereby acknowledge having received the said sum of **Rs.1,19,80,000/-** (Rupees One Crore Nineteen Lakhs Eighty Thousand Only) out of the entire price consideration from **the PURCHASER** in the manner stated herein above and discharge **the PURCHASER** from payment thereof.

4. Although **the VENDORS** are not parties to the above referred 'Agreement of Sale' dated 22-12-2011 which is duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, **the VENDORS** have received a total sums of **Rs.23,00,000/-** (Rupees Twenty Three Lakhs Only) from **the CONFIRMNG PARTY**, in the manner

stated hereunder, assuring to sell and/or transfer their share in the entire property:-

(a) **Rs.5,00,000/-** (Rupees Five Lakhs Only) vide Demand Draft No. 064138 dated 22-12-2011 drawn on Mapusa branch of State Bank of India, in favour of the member No. 1 of **the VENDORS**;

(b) **Rs.5,00,000/-** (Rupees Five Lakhs Only) vide Cheque No. 450776 dated 21-12-2012 drawn on Syndicate Bank, in favour of the member No. 1 of **the VENDORS**;

(c) **Rs.5,00,000/-** (Rupees Five Lakhs Only) vide Cheque No. 193354 dated 22-03-2013 drawn on Mapusa branch of State Bank of India, in favour of to the member No. 1 of **the VENDORS**, and

(d) **Rs.8,00,000/-** (Rupees Eight Lakhs Only) vide Cheque No. 193385 dated 17-06-2014 drawn on Mapusa branch of State Bank of India, in favour of the member No. 1 of **the VENDORS**.

5. **The VENDORS** do hereby authorise **the PURCHASER** to retain the balance price consideration of **Rs.23,00,000/-** (Rupees Twenty Three Lakhs Only) and pay the same to **the CONFIRMING**

PARTY, which amount is already received by **the VENDORS** from **the CONFIRMING PARTY**, in the manner stated hereinabove.

6. **The PURCHASER** has, accordingly, refunded the said sum of **Rs.23,00,000/-** (Rupees Twenty Three Lakhs Only) to **the CONFIRMING PARTY**, vide its Cheque No. 001401 dated 04.03.2021 drawn on Margao branch of Kotak Mahindra Bank, receipt of which **the CONFIRMING PARTY** do hereby acknowledge and discharge **the PURCHASER** from payment thereof.

7. Consequently, **the CONFIRMING PARTY** has mutually settled all its claims with **the VENDORS** and/or **the PURCHASER**, and has given-up all the rights accrued to **the CONFIRMING PARTY** under the 'Agreement of Sale' dated 22-12-2011 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-BK1-00213-2012, CD No. BRZD270 on 16-01-2012, vis-à-vis the Subject Land. Consequently, **the CONFIRMING PARTY** shall have no other or further claims against **the VENDORS** and/or **the PURCHASER** and/or over the Subject Land, of whatsoever nature.

8. **The VENDORS** covenants 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;

(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, 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;

(h) 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

(i) That **the VENDORS** shall execute all further documents which may be found necessary by **the PURCHASER** to be executed for conferring or 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**.

9. **The VENDORS** do hereby express their consent and no objection for **the PURCHASER** to apply for mutation of records in Form I & XIV in respect of the Subject Land described in the **SCHEDULE-II** hereto and further express their consent and No Objection to record the name of **the PURCHASER** as occupant thereof. **The VENDORS** do hereby further express that in the proceedings of such mutation, the concerned Land Revenue/ Survey Authority/ Collector/ Addl. Collector/ Deputy Collector need not issue any Notice to **the VENDORS** and service of such Notice is hereby expressly waived by **the VENDORS**.

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

11. Market value of the Subject Land hereby sold is also Rs.1,42,80,000/- and stamp duty thereon at the rate of 4.5% works out to Rs.6,42,600/-. However, after

rounding off the same, net stamp duty of **Rs.6,43,000/-** is paid on this Deed.

SCHEDULE-I
(Description of the said property)

ALL THAT land bearing **Survey No. 80/1 of village Siolim** of Bardez Taluka having an area of **12,870 square meters** forming part of **1/3rd part** of the bigger property denominated **"TARCHY BATTY"** or **"TARCHI BATTY"**, locally known as **"TARCHI BHAT"**, situated in the village Siolim of Bardez Taluka, within the limits of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, being part of the land described in the Land Registration Office of Bardez under **Description No. 669** of Book-B. No. 2 of the new series, enrolled in the Bardez Taluka Land Revenue Office under **Matriz No. 740** of Siolim Village, 1/3rd part of which bears old **Cadastral Survey No. 714 of Siolim village**, and bounded as under:-

East: By lands bearing Survey No. 80/2, 80/11 and 80/16 of village Siolim;

West: By lands bearing Survey No. 171/55, 80/28 of village Siolim, and by water drain;

North: By land bearing Survey No. 171/16 and 171/48 of village Siolim; and

South: By water drain and by land bearing Survey No. 80/27 of village Siolim.

Note: Within this land bearing Survey No. 80/1, there are three different holdings bearing Survey Nos. 80/1-A, 80/1-C and 80/1-D of village Siolim in Bardez Taluka;

SCHEDULE-II
(Description of the Subject Land hereby sold)

ALL THAT distinct and separated **Plot-J** of the said property described in the **SCHEDULE-I** hereinabove written, now separately surveyed under new **Survey No. 80/1-H** of village Siolim of Bardez Taluka, having an area of **2,856 square meters**, and bounded as under:-

East: By lands bearing Survey No. 80/1-D, 80/11 and 80/16 of village Siolim;

West: By lands bearing Survey No. 80/1-D, 80/28 and of village Siolim and by water drain;

North: By lands bearing Survey No. 80/1-G and 80/1-D of village Siolim; and

South: By land bearing Survey No. 80/27 of village Siolim and by water drain.

The Subject Land hereby sold is shown marked in red colour hatched lines in the copy of the **Survey Plan** of **Survey No. 80/1-H** of village Siolim of Bardez Taluka.

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

SIGNED AND DELIVERD by the Within named member No. 1 of **the VENDORS**, Shri. Justiniano Baltazar Oliver Olavo de Souza.

Left hand fingers impression of Shri. Justiniano Baltazar Oliver Olavo de Souza.

Right hand fingers impression of Shri. Justiniano Baltazar Oliver Olavo de Souza.

SIGNED AND DELIVERD by the Within named member No. 2 of **the VENDORS**, Smt. Meena Otilia de Souza alias Meena Desouza

Left hand fingers impression of Smt. Meena Otilia de Souza.

Right hand fingers impression of Smt. Meena Otilia deSouza.

SIGNED AND DELIVERD by the Within named **the PURCHASER**, Nanu Estates Private Limited, through its Director, Shri. Niresh P. Naik.

Left hand fingers impression of Shri. Niresh P. Naik.

Right hand fingers impression of Shri. Niresh P. Naik.

SIGNED AND DELIVERD by the Within named **the CONFIRMING PARTY**, M/s. Vitara, through its Partner, Shri. Ulhas Gopal Asnodker

Left hand fingers impression of Shri. Ulhas Gopal Asnodker.

Right hand fingers impression of Shri. Ulhas Gopal Asnodker.

SIGNED AND DELIVERD by the Within named **the CONFIRMING PARTY**, M/s. Vitara, through its Partner, Shri. Chandramohan Vithal Nasnodkar

Left hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

Right hand fingers impression of Shri. Chandramohan Vithal Nasnodkar.

WITNESSES:-

Signature:	1.	2.
Name:	Mr. Nilesh Krishna Powar	Mr. Sanjay Uttam Tari
Address:	House No. 211, Housing Board Colony, Pundlik Nagar, Porvorim, Bardez, Goa 403 521.	House No. 357, Kiranpani, Paliem, Bardez, Goa 403 524.

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

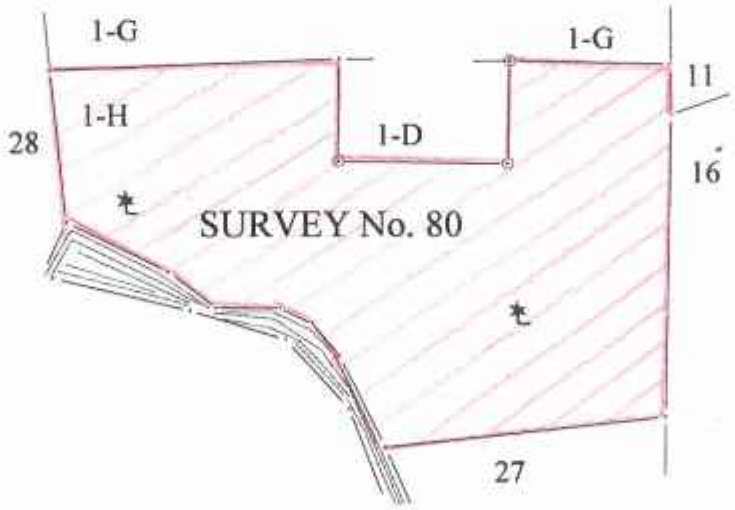
CBAR 121-716

N

Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 80/ 1-H
Scale : 1 :1000

INSPECTOR OF SURVEY & LAND RECORDS FEE Rs.5 भारत INDIA पाँच रुपये FIVE RUPEES MAPUSA-GOA

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



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 12-01-2021

Compared By:

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

CBAR 121-716

N

Plan Showing plots situated at

Village : SIOLIM

Taluka : BARDEZ

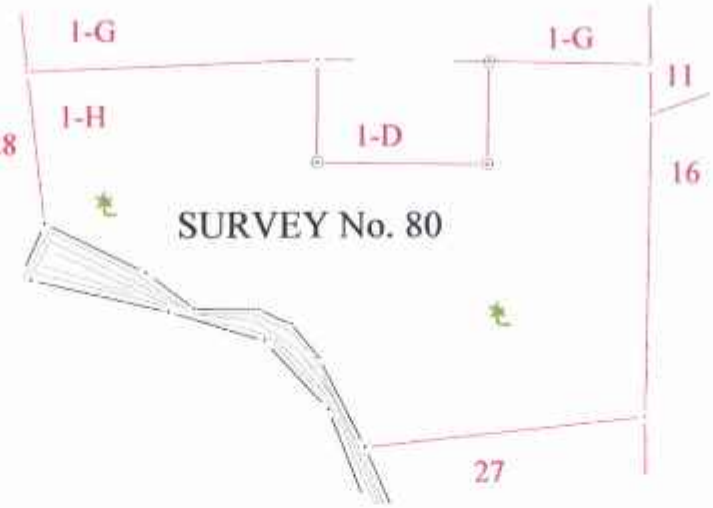
Survey No./Subdivision No. : 80/ 1-H

Scale : 1 :1000

INSPECTOR OF SURVEY & LAND RECORDS MAPUSA-GOA

5रु. भारत पाँच रुपये Rs.5 INDIA FIVE RUPEES

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



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 12-01-2021

Compared By:

1129/2021

100011804252

FORM I & XIV

नमना नं 1 व 14

Date : 11/01/2021

Taluka / तालुका: BARDEZ

Village / गांव: Siolim

Name of the Field / शेताचें नांव: Tarchi Bhat

Survey No. / सर्वे नंबर: 80

Sub Div. No. / हिस्सा नंबर: 1-H

Tenure / सत्ता प्रकार:

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.28.56	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.28.56

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक क्षामीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.28.56

Remarks शेरा

Dy. Coll. Order No.15/178/2020/Part/Land dtd 16/12/2020 and Letter No. 9/ISLR/Map/Part/Land/237/2020/23 dtd 06/01/2021 issued by the office of the Inspector of Survey and Land Records, City Survey, Mapusa Goa

Assessment : आकार Rs. 0.00 | Foro फोर Rs. 0.00 | Predial पेदियाल Rs. 0.00 | Rent Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Justiniano Baltazar Oliver Olavo de Souza		74898	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रकार	Remarks शेरा
	----------Nil----------									

End of Report

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

CITIZEN SERVICE CENTRE, MAPUSA GOVERNMENT OF GOA 11 JAN 2021

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **12-Mar-2021 11:05:45 am**

Document Serial Number :- **2021-BRZ-1129**

Presented at **10:58:40 am** on **12-Mar-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	642600
2	Registration Fee	499800
3	Mutation Fees	2500
4	Processing Fee	810
	Total	**1145710**

Stamp Duty Required :**642600/-** Stamp Duty Paid : **643000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Premanand Raghunath Corgauncar ,Father Name**:Raghunath Corgauncar,**Age:** 65, **Marital Status: ,Gender:**Male,**Occupation:** Service, **Address1 -** House no.203-C Dhan-Laxmi Nagar Bhatlem Panaji Goa 403001, **Address2 - ,** **PAN No.:**[redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Justiniano Baltazar Oliver Olavo De Souza , Father Name:Late Benjamin Rudolfo Celestino Da Conceicao De Souza, Age:** 65, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House No. 741-2B, Old Chowgule College,Vidyanagar, Margao, Goa, **PAN No.:**[redacted]			
2	**Meena Otilia De Souza Alias Meena Desouza , Father Name:Benzinho Fernandes, Age:** 55, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, House no.741-2B Old Chowgule College Vidyanagar Margao Goa, **PAN No.:**[redacted]			
3	**Ulhas Gopal Asnodker Alias Asnodkar Ulhas Gopal Partner Of Messers Vitara , Father Name:Gopal Asnodker, Age:** 65, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Vitara Niwas, Dangui Colony, Duler, Mapusa, Bardez, Goa - 403507Mapusa Goa, **PAN No.:**[redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**Chandramohan Vithal Nasnodkar Partner Of Messers Vitara , Father Name:Late Vithal Nasnodkar, Age:** 68, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Vitara Niwas Dangui Colony Duler Mapusa Bardez Goa 403507Mapusa Goa, **PAN No.:**[redacted]			
5	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 65, **Marital Status: ,Gender:**Male,**Occupation:** Service, House no.203-C Dhan-Laxmi Nagar Bhatlem Panaji Goa 403001, **PAN No.**[redacted] **as Power Of Attorney Holder for Niresh Pravas Naik Director Of Nanu Estates Private Limited**			
6	**Premanand Raghunath Corgauncar , Father Name:Raghunath Corgauncar, Age:** 65, **Marital Status: ,Gender:**Male,**Occupation:** Service, House no.203-C Dhan-Laxmi Nagar Bhatlem Panaji Goa 403001, **PAN No.**[redacted] **, as Power Of Attorney Holder for Nanu Estates Private Limited Represented By Director Niresh Pravas Naik**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Sanjay UttamTari,Age: 44,DOB: ,Mobile: 7057838466 ,Email: ,Occupation:Business , Marital status : Married** , Address:403524, House No. 357 Kiranpani, House No. 357 Kiranpani, Paliem, Pernem, NorthGoa, Goa			
2	Name: **Nilesh Krishna Powar,Age: 42,DOB: ,Mobile: 9423819551 ,Email: ,Occupation:Service , Marital status : Married** , Address:403521, House No. 211, House No. 211, Pundalik Nagar - Housing Board Colony Porvorim, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR BARDEZ

Document Serial Number :- **2021-BRZ-1129**

Document Serial No:-2021-BRZ-1129

Book :- 1 Document
Registration Number :- **BRZ-1-1095-2021**
Date : 12-Mar-2021

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

SUB-REGISTRAR
BARDEZ