

(Rupees Six Laks Seventy Two Thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA MEMBER CO-OP. HSG SOCIETY LTD
ST. JOQUIM ROAD, SORDA,
MARGAO - GOA 403 682
D-5/STP(V)/C.B./35/3/2011-RD

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INDIA

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JAN 27 2021
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GOA

For CITIZEN CREDIT CO-OP. BANK LTD.



Ashfalech.

Authorised Signatory

Name of Purchaser...NANU ESTATES PRIVATE LIMITED



2021 - BRZ - 458
2102/2021

DEED OF SALE

A. J. Sousa

2. Belong

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Ch *Belong*



CHITTAGONG

Name of Purchaser: THE CHITTAGONG CO-OP BANK LTD.



CHITTAGONG

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CHITTAGONG

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]
[REDACTED], Mobile Phone No. 9763814574, Email ID:
adeodesouza@yahoo.com, housewife, both residing at



[Handwritten signatures and names in blue ink]
Adeodata D. Souza
Z. de Souza
[Signature]
[Signature]



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

Attest

Z. de Souza

Chairman

Attest

Attest



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;


Z. de Souza



THE UNIVERSITY OF CHICAGO
LIBRARY
1100 EAST 58TH STREET
CHICAGO, ILL. 60637
U.S.A.

THE UNIVERSITY OF CHICAGO
LIBRARY
1100 EAST 58TH STREET
CHICAGO, ILL. 60637
U.S.A.

10-10-68
[Signature]



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:-

Handwritten signatures:
H. de Souza
Z. de Souza
[Signature]
[Signature]
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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

[Handwritten signatures and initials]
 Z. de Souza *[initials]* *[initials]* *[initials]*





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 Joaquina 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;

Adeloure *2. de Souza* *Chile* *Adeloure*





the subject of the present work is of course the
methodology of the social sciences. The first
part of the book is devoted to a general
survey of the various methods and techniques
which have been employed in the study of
human behaviour. The second part is
devoted to a more detailed examination of
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have been employed in the study of human
behaviour. The third part is devoted to a
more detailed examination of the various
methods and techniques which have been
employed in the study of human behaviour.
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and techniques which have been employed
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fifth part is devoted to a more detailed
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part is devoted to a more detailed
examination of the various methods and
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the study of human behaviour.

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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 Lourneco 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

Ad. Sousa *L. de Sousa* *Joao* *On* *De Sousa*



Handwritten signature and date: 24/11/2019

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



Alto Souza *2. de Souza* *Alto Souza*

There is a general feeling of uneasiness in the country, and it is not surprising that the Government should have taken steps to allay these feelings. The Government has taken steps to allay these feelings.

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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 $1/3^{\text{rd}}$ 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,

Adeodato Souza → L. de Souza

Lucilia de Souza → Adeodato Souza



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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. Justiniao 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;



A. de Souza
2. de Souza
[Signature] *[Signature]* *[Signature]*



1871

1872

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









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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;

Adeodato D'Souza *2. de Souza* *Justiniano Baltazar Oliver Olavo de Souza* *Aida de Souza* *Alex D'Souza*





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AND WHEREAS, 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

Handwritten signatures and initials:
 H. D. ...
 2. de Souza
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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

Atto. Joun
Z. de Souza

Caru *de* *de Souza*



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

[Signature]
Z. de Souza

[Signature] *[Signature]* *[Signature]*



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 Government has not yet decided upon a
 definite policy in regard to the
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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;

Justiniano B. A. de Souza
2. de Souza

Justin *de* *Justiniano B. A. de Souza*



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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 **CONFIRMING 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

[Handwritten signatures and names]
 2. de Souza *[Signature]* *[Signature]* *[Signature]*

THE BOARD OF DIRECTORS OF THE
AMERICAN RED CROSS
HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF
A CHECK FOR THE SUM OF \$100.00
PAID BY THE AMERICAN RED CROSS

TO THE AMERICAN RED CROSS
FOR THE PURPOSE OF
SUPPORTING THE AMERICAN RED CROSS
IN ITS EFFORTS TO
RELIEVE THE SUFFERING OF THE
PEOPLE OF THE WORLD

THE AMERICAN RED CROSS
HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF
A CHECK FOR THE SUM OF \$100.00
PAID BY THE AMERICAN RED CROSS
FOR THE PURPOSE OF
SUPPORTING THE AMERICAN RED CROSS
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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



Ado Souza
Z. de Souza

Chik *au* *Ado Souza*

of the following: 1. The first is the fact that the
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the fourth is the fact that the fifth is the fact that the

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the twenty-fourth is the fact that the twenty-fifth is the fact that the
the twenty-sixth is the fact that the twenty-seventh is the fact that the
the twenty-eighth is the fact that the twenty-ninth is the fact that the



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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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[Signature] *[Signature]* *[Signature]*



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LIBRARY

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

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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,

2. desouz *2. desouz* *2. desouz* *2. desouz*



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:-

N. de Souza
N. de Souza *Chik* *de* *de Souza*



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.

H. de Souza
2. de Souza

[Signature] → *[Signature]*



10. 20. 1914

10. 20. 1914

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



Justiniano B. A. de Souza

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

de Souza

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



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



Justiniano B. A. de Souza *de Souza* *de Souza* *de Souza* *de Souza*





Z. de Souza

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

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



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



Z. de Souza

[Signature]

1880-1881
The following is a list of the names of the persons who have been elected to the office of the President of the Association for the year 1880-1881.



1880-1881



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.



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Z. de Souza *[Signature]* *[Signature]* *[Signature]*





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.



A. S. J. J. *2. de Souza* *Chiu* *De Souza*



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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.

2. de Souza

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

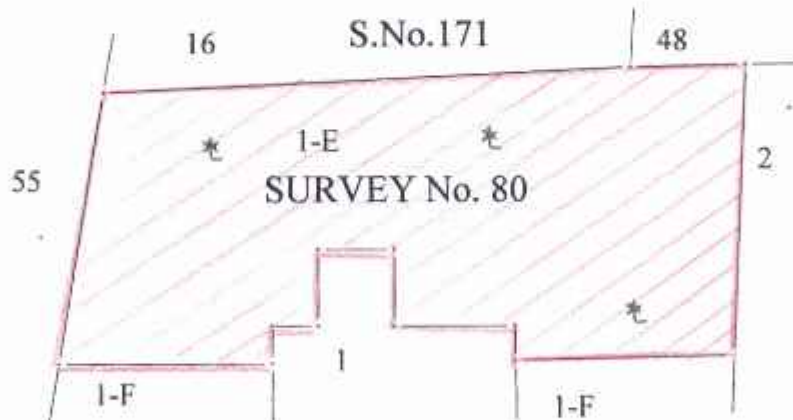
CBAR 121-716



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



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



[Signature]
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Z. de Souza

[Signature] *[Signature]*

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

Compared By: *[Signature]*



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

CBAR 121-716

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Plan Showing plots situated at

Village : SIOLIM

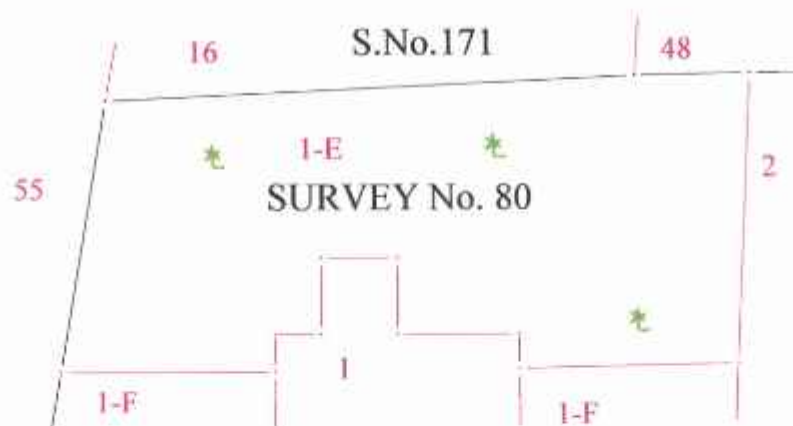
Taluka : BARDEZ

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

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:

[Handwritten signatures]





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FORM I & XIV

Date: 11/01/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Tarchi Bhat

शेताचे नांव

Survey No. 80

सर्वे नंबर

Sub Div. No. 1-E

हिस्सा नंबर

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 सामील
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.29.84

Remarks शेरा

Dy. Coll. Order No.15/176/2020/Part/Land dtd

16/12/2020 and Letter No.

9/SLR/Map/Part/Land/236/2020/24 dtd

06/01/2021 issued by the office of the Deputy Inspector

of Survey and Land Records, City Survey,

Mapusa Goa

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Homestead होमस्टेड	Rs. 0.00
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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	Mutation No. फेरफार नं.	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मीसम	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 मिचलाचा पारि	Remarks शेरा
	Nil									

End of Report

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

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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			

2/2/2021
Sub Registrar
BARDEZ

Document Serial Number :- 2021-BRZ-458



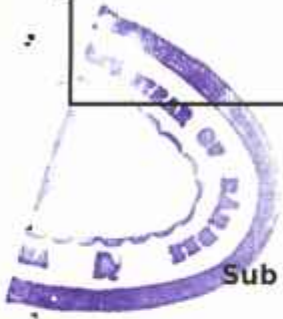
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Document Serial No:-2021-BRZ-458

Book :- 1 Document

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

Date : 02-Feb-2021

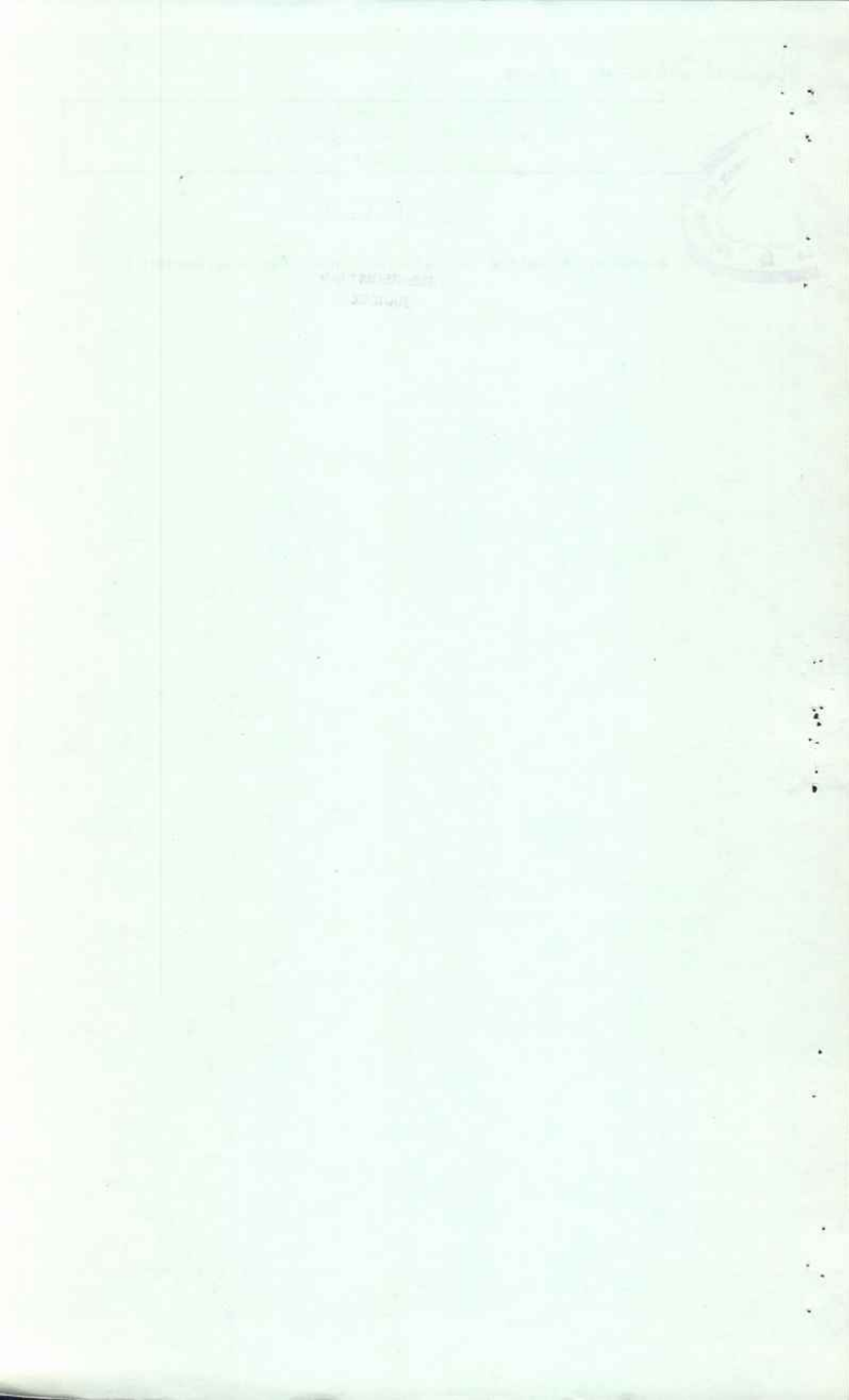


02/02/2021

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 :

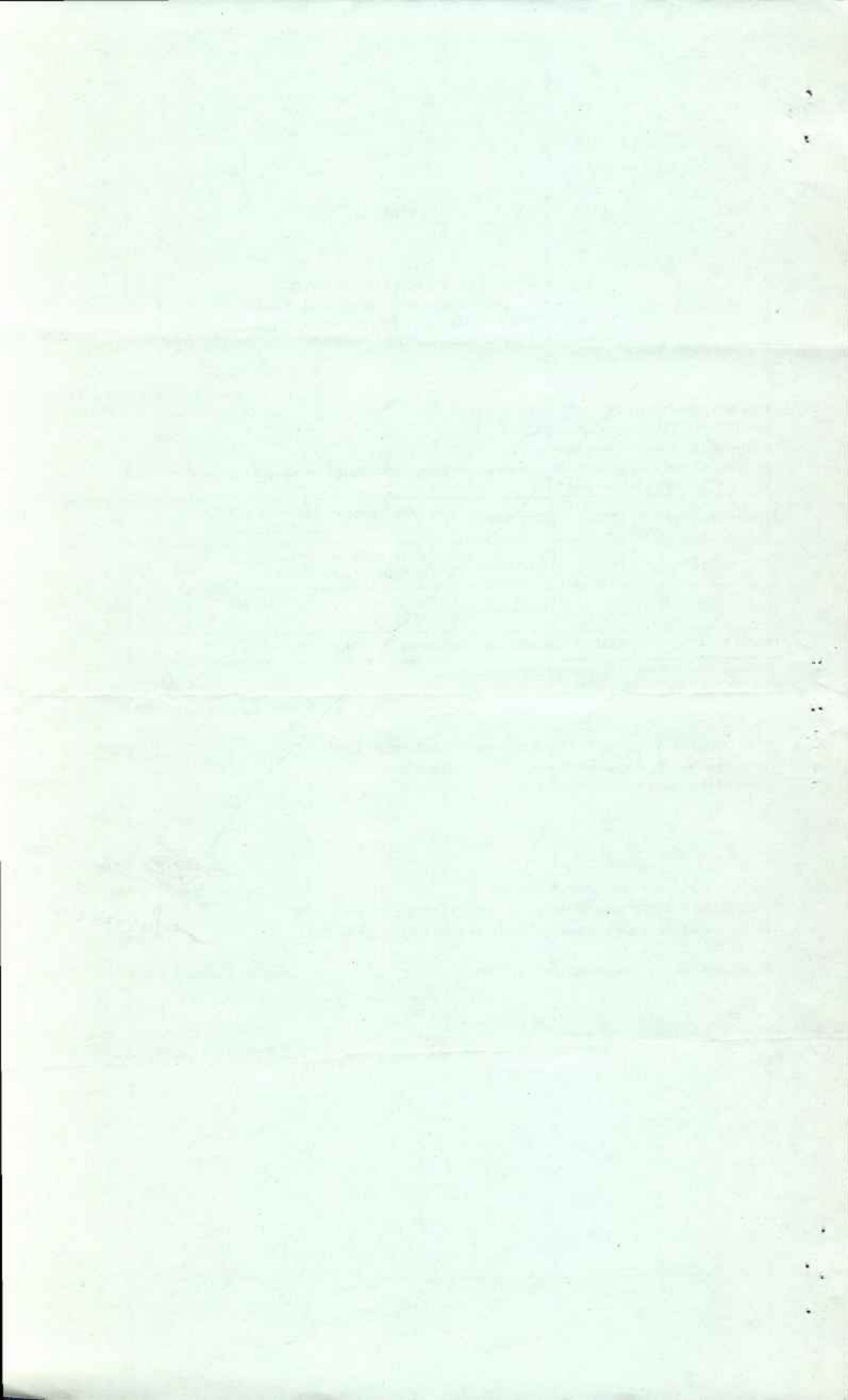
Specimen Signature of the Person Authorized

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**

Signature of the person receiving the Document

02/02/2021
Signature of the Sub-Registrar



(Rupees Six Lacs Seventy Two Thousand Only)

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

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

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For CITIZEN CREDIT CO-OP. BANK LTD.



S. H. Florek
Authorized Signatory

Name of Purchaser NANU ESTATES PVT. LTD.



Sl. No. 2021-13R2-1134
12/03/2021

DEED OF SALE

Oliverdoby *M. Bays*

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ATTESTED AND CORRECT

ATTESTED BY



ATTESTED BY



ATTESTED BY

ATTESTED BY

ATTESTED BY

ATTESTED BY

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;

Oliver de Souza *M. Souza*

Meena

Oliver de Souza



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

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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.

Shri. Gopal Asnodkar

Shri. Niresh Pravas Naik

Shri. [REDACTED]



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.



Chandramohan Nasnodkar

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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

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2. The second part of the document is a list of names and addresses, similar to the first part. The names are written in a cursive hand, and the addresses are written in a more formal, printed hand. The list is organized into two columns, with names on the left and addresses on the right.

3. The third part of the document is a list of names and addresses, similar to the first two parts. The names are written in a cursive hand, and the addresses are written in a more formal, printed hand. The list is organized into two columns, with names on the left and addresses on the right.

4. The fourth part of the document is a list of names and addresses, similar to the first three parts. The names are written in a cursive hand, and the addresses are written in a more formal, printed hand. The list is organized into two columns, with names on the left and addresses on the right.

5. The fifth part of the document is a list of names and addresses, similar to the first four parts. The names are written in a cursive hand, and the addresses are written in a more formal, printed hand. The list is organized into two columns, with names on the left and addresses on the right.



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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 Joaquina 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

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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 Lourneco 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**

Clara da Silva *M. Regalado*

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Clara *M. Regalado*



Page 23

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;

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2. The second part of the report is devoted to a detailed account of the state of the different branches of industry and commerce. It is found that all these branches are in a state of general depression, and that the people are suffering from want and distress. The causes of this state of things are attributed to the war, and to the mismanagement of the government.

3. The third part of the report is devoted to a detailed account of the state of the different branches of industry and commerce. It is found that all these branches are in a state of general depression, and that the people are suffering from want and distress. The causes of this state of things are attributed to the war, and to the mismanagement of the government.



Yours faithfully,
[Signature]

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;

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- (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

Oliver Olavo de Souza *M. Souza*

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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



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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);

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AND WHEREAS, 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-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



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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

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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

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Oliver *M Souza*



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 **CONFIRMING 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.



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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



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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,



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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**.



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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.



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THE
OFFICE OF THE
SHERIFF
COUNTY OF
SHERBROOKE
QUEBEC
JANUARY 1880



Original of the
County of Sherbrooke
Quebec

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.



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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.

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(Signature)

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WASHINGTON, D.C.



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Jan 10 1900

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



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

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.



Oliver Olavo de Souza
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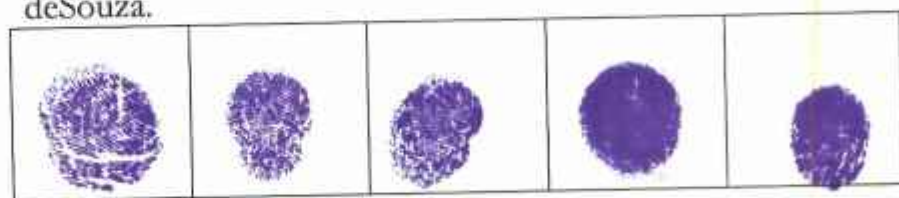


Meena

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



Right hand fingers impression of Smt. Meena Otilia
deSouza.



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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.



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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.



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



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Nasnodkar.



Right hand fingers impression of Shri. Chandramohan
Vithal Nasnodkar.



WITNESSES:-

Signature:	1. <i>[Signature]</i>	2. <i>[Signature]</i>
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.

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

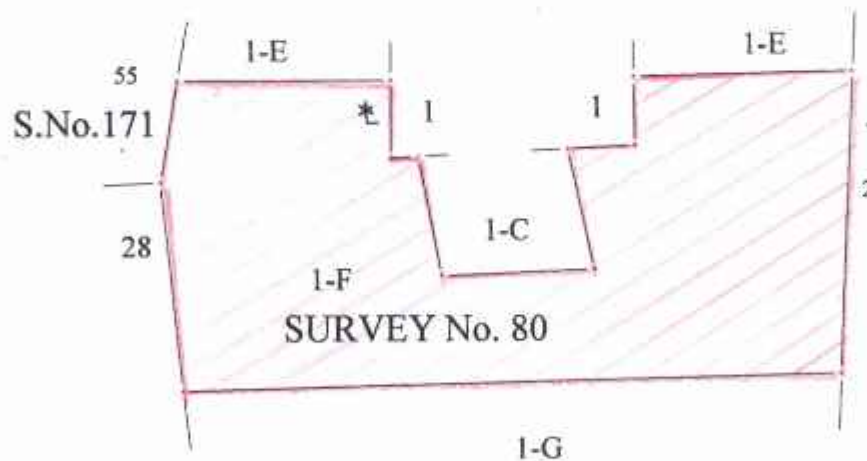
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Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 80/ 1-F
Scale : 1 : 1000



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



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On : 12-01-2021

Compared By:

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

CBAR 121-716



Plan Showing plots situated at

Village : SIOLIM

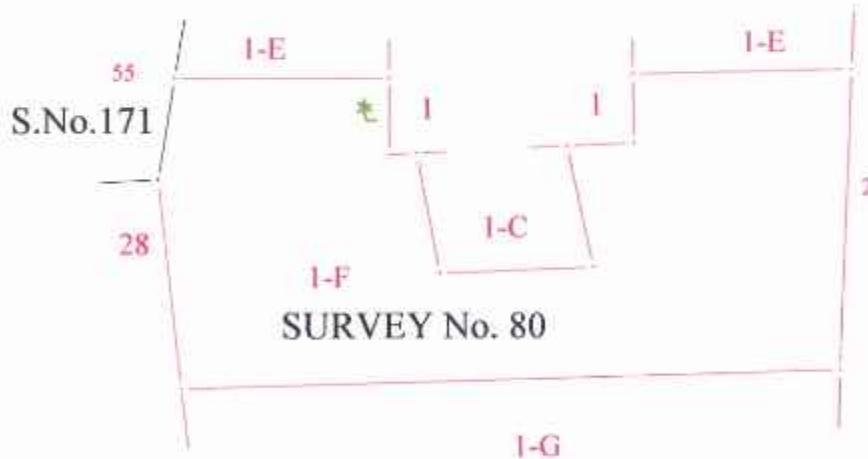
Taluka : BARDEZ

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:

Signature

Signature

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FORM I & XIV

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Date : 11/01/2021

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Page 1 of 1

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Tarchi Bhat

शेताचे नांव

Survey No. 80

सर्वे नंबर

Sub Div. No. 1-F

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice हरी	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	Remarks शेरा
	0000.00.00	0000.00.00	0000.00.00	0000.29.84	Dy. Coll. Order No.15/177/2020/Part/Land dtd 16/12/2020 and Letter No. 9/SLR/Map/Part/Land/235/2020/25 dtd 05/01/2021 issued by the official Inspector of Survey and Land Records, City Survey.
Assessment : आकरी	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00

Mapusa Goa

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

Details of Cropped Area पिकाव्हालील क्षेत्राचा मापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated वागायत 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 निचतांचा शक्ति	Remarks शेरा
	Nil									

End of Report

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



STATE OF NEW YORK

IN SENATE

January 12, 1911

REPORT
OF THE
COMMISSIONER OF
THE LAND OFFICE
IN RESPONSE TO
A RESOLUTION
PASSED BY THE SENATE
JANUARY 11, 1910

ALBANY:

THE STATE OF NEW YORK

1911

THE LAND OFFICE
ALBANY, N. Y.
JANUARY 12, 1911

TO THE SENATE
OF THE STATE OF NEW YORK

IN RESPONSE TO
A RESOLUTION
PASSED BY THE SENATE
JANUARY 11, 1910

REPORT
OF THE
COMMISSIONER OF
THE LAND OFFICE

IN RESPONSE TO
A RESOLUTION
PASSED BY THE SENATE
JANUARY 11, 1910

ALBANY:

1911

THE STATE OF NEW YORK





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/-

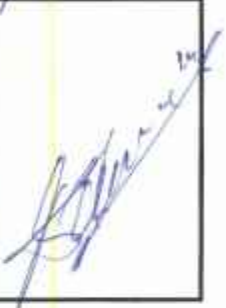
Presenter

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



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1954

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)

WATERLOO
BRIDGE



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3 (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




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

SUB-REGISTRAR
BARDEZ



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: Nannu Estates | 9822125057
Nannu 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



2022-BR2-3767

22/08/22

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

Nirash P. Naik

DEED OF SALE





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:



[Signature]

[Signature]

[Signature]



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]



[Handwritten signatures]



██████ 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.

[Signature]

[Signature]

[Signature]





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



[Signature]

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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 Joaquina 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



[Signature]

[Signature]

[Signature]



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, whercin the said one-third share of the entire property was allotted entirely to the said heir, Justiniano Baltazar Lourneco 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. Brenda 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 WHEREAS, 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;

[Signature]

[Signature]

[Signature]





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;









1. The first part of the report is a general
description of the area. It includes a
brief history of the area and a description
of the physical features. The second part
of the report is a detailed description of the
area. It includes a description of the
climate, the vegetation, and the animals.



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

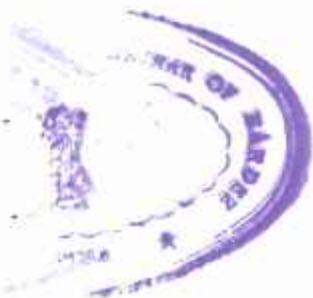




Thousand Four Hundred Seven Only), paid by the **PURCHASER** to the **VENDOR** in the manner stated hereafter, the **VENDOR** does hereby CONVEY, TRANSFER and CONFIRM, by way of absolute sale, UNTO and in favour of the **PURCHASER**, the Subject Land described in the **SCHEDULE-II** hereto, along with 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;



[Signature]

[Signature]

[Signature]



(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;



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[Signature]



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.



[Signature]

[Signature]

[Signature]



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



Ulhas Gopal Asnodker

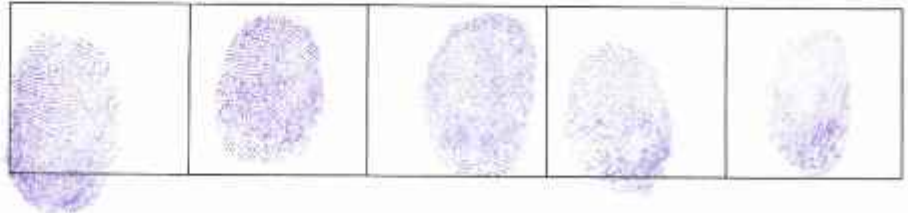
SIGNED AND DELIVERD by the
Within named the **VENDOR**, M/s.
Vitara, through its Partner, Shri. Ulhas
Gopal Asnodker



Left hand fingers impression of Shri. Ulhas Gopal Asnodker.



Right hand fingers impression of Shri. Ulhas Gopal Asnodker.



Ulhas Gopal Asnodker

Vitara

Asnodker

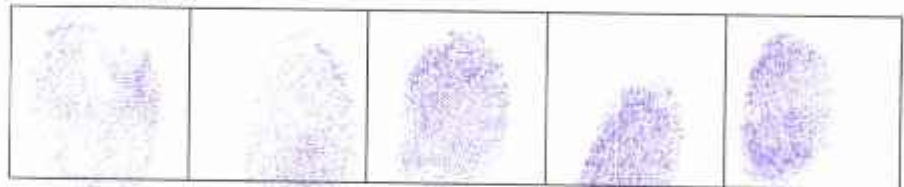




SIGNED AND DELIVERD by the
Within named the **VENDOR**, M/s.
Vitara, through its Partner, Shri.
Chandramohan Vithal Nasnodkar



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. Nilesch 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
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	Premnand 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



Book :- 1 Document

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

Date : 22-Aug-2022

Shobhe
22/8/2022
SUB-REGISTRAR
BARDEZ

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

Scanned by Chaitali Pednekar, DGO 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

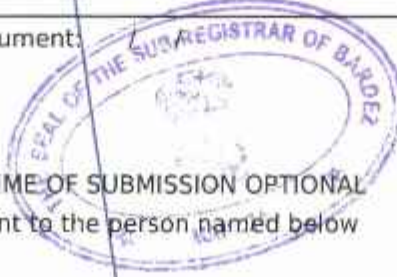
Serial No. of the Document : 2022-BRZ-3767

Nature of Document : **Conveyance - 22**

Received the following amounts from **Premnand Raghunath Corguncar** 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:



Signature of the Sub-Registrar

[Handwritten Signature]
22/8/2022

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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

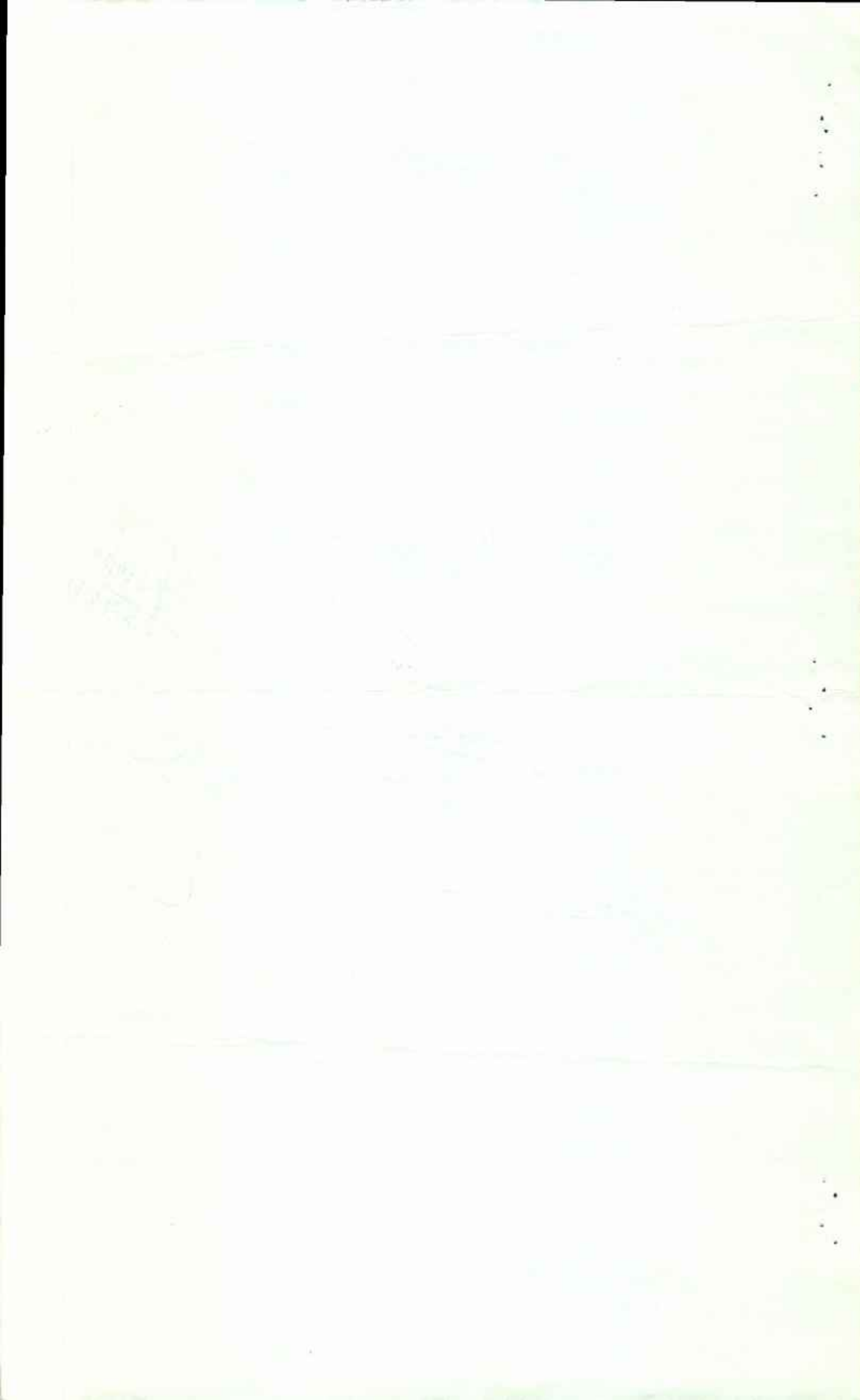
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

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

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar



(Rupees Six Lakh Forty Three Thousand Only)

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

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

नॉन जूडिशियल 32452

NON JUDICIAL गोंया

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MAR 04 2021



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R.0643000/- PB7223

भारत
INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]

Authorised Signatory

Name of Purchaser NANU ESTATES PVT. LTD.



र. नो. 2021-13 R2-1129

12/03/2021

DEED OF SALE

[Signature] *[Signature]*

[Signature]

[Signature]

[Signature]



Authorized Signature

Name of Customer _____



DEPT. OF STATE

[Handwritten signatures and notes at the bottom of the page]

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;

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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

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MS *MS*

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
DEPARTMENT OF THE HISTORY OF ARTS
AND ARCHITECTURE
OFFICE OF THE CURATOR
OF THE MUSEUM OF THE HISTORY OF ARTS
AND ARCHITECTURE
1155 EAST 58TH STREET
CHICAGO, ILLINOIS 60637
TEL: 773-936-5000
FAX: 773-936-5001
WWW.MUSEUMOFARTS.UCHICAGO.EDU



THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
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AND ARCHITECTURE
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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.



Ulhas Gopal Asnodker *MSenju*

Niresh

[Signature]

[Signature]

and that it was not the intent of the contract to require the
seller to make and deliver to the buyer a copy of the
contract and the contract was not a contract for the sale of
the goods.

It is the policy of the court to uphold the contract in the
absence of fraud, duress, or unconscionable conduct. The
contract was not unconscionable because the seller was not
in a position of superior bargaining power.

The contract was not unconscionable because the seller was not
in a position of superior bargaining power. The contract was
not unconscionable because the seller was not in a position of
superior bargaining power. The contract was not unconscionable
because the seller was not in a position of superior bargaining
power.



It is the policy of the court to uphold the contract in the
absence of fraud, duress, or unconscionable conduct. The
contract was not unconscionable because the seller was not
in a position of superior bargaining power. The contract was
not unconscionable because the seller was not in a position of
superior bargaining power. The contract was not unconscionable
because the seller was not in a position of superior bargaining
power.

[Handwritten signatures and dates]

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.



Discharge *MD*

File

Ad *Debnath*

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

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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 Joaquina 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

Olivera da Silva *M. Sousa*

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It is now necessary to consider the question of the

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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 Lorneceo 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**

Oliveira M. Souza

de Souza

da Silva

The Commission has been established to study the
various aspects of the problem and to make
recommendations to the Government. It has
been set up by the Government of India in
1954. The Commission has been working
for several years and has made many
valuable contributions to the study of
the problem. It has held many public
hearings and has received many suggestions
from the public. It has also conducted
extensive research into the various aspects
of the problem. The Commission has
been very helpful in bringing to the
attention of the Government the various
aspects of the problem and in making
recommendations to the Government.



The Commission has been very helpful in
bringing to the attention of the
Government the various aspects of the
problem and in making recommendations
to the Government. It has held many
public hearings and has received many
suggestions from the public. It has also
conducted extensive research into the
various aspects of the problem. The
Commission has been very helpful in
bringing to the attention of the
Government the various aspects of the
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various aspects of the problem. The
Commission has been very helpful in
bringing to the attention of the
Government the various aspects of the
problem and in making recommendations
to the Government.

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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;

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The first thing I noticed when I stepped out of the plane
 was the humidity. It was a warm blanket, a soft embrace
 that I had never experienced before. The air was thick
 with the scent of tropical flowers and the sound of
 distant drums. I felt like I had entered a new world,
 one where the rules were different and the possibilities
 were endless. I took a deep breath and smiled, ready
 to embrace whatever came my way.



Signed: [Signature] Date: [Blank]

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;

Oliver *Olavao*

Elgar

Ms. Maria Soraya Nalini de Souza



Class of 1884

1884

1884

- (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

Oliver Olavo de Souza → *M. Souza*

[Signature]

[Signature] →

[Signature]



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

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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);

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AND WHEREAS, 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. Marlene Verginia Filomena F. De Concassao D'Souza Walker married to Mr. Martin Walkar; Mrs. Dalila Maria Lucilia De Souza; Mrs. Maria Jose Lina De Souza Costa Pereira, 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 from 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



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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 (m ²)	Partition Case No.	Final Order Date	New Survey No.	Area (m ²)
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

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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



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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

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The Commission on the Status of Women
 was established in 1946 by the United Nations
 Economic and Social Council. Its purpose
 was to study the position of women in
 all countries and to make recommendations
 for their improvement. The Commission
 has since held several sessions and has
 produced many reports and resolutions.
 Its work has been particularly important
 in the field of women's rights and
 equality. The Commission's efforts have
 led to the adoption of the Declaration
 on the Elimination of Discrimination
 against Women and the Convention on
 the Elimination of All Forms of
 Discrimination against Women. These
 instruments are now widely accepted
 and form the basis for many national
 laws and policies. The Commission
 continues to work for the advancement
 of women and the achievement of
 equality for all.



Signed: _____
 Date: _____

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 **CONFIRMING PARTY**, in the manner

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Oliver Olavo de Souza

Oliver Olavo de Souza

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**



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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.

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At *De Jure*

THE SECRETARY OF THE
UNITED STATES DEPARTMENT OF THE INTERIOR
WASHINGTON, D. C.

TO THE SECRETARY OF THE
UNITED STATES DEPARTMENT OF THE INTERIOR
WASHINGTON, D. C.

TO THE SECRETARY OF THE
UNITED STATES DEPARTMENT OF THE INTERIOR
WASHINGTON, D. C.



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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;



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The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the City of New York.

Committee on the Administration of the City of New York
Committee on the Administration of the City of New York
Committee on the Administration of the City of New York
Committee on the Administration of the City of New York
Committee on the Administration of the City of New York

Committee on the Administration of the City of New York
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Committee on the Administration of the City of New York
Committee on the Administration of the City of New York
Committee on the Administration of the City of New York



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- (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



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bank and get some money.

I then went to the
post office and
sent some letters.
I then went to the
store and bought some
groceries.

I then went to the
bank and got some money.

I then went to the
post office and
sent some letters.
I then went to the
store and bought some
groceries.

I then went to the
bank and got some money.



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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

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THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5301 SOUTH DICKENS STREET
CHICAGO, ILLINOIS 60637
U.S.A.
TEL: 773-835-3100
FAX: 773-835-3101
WWW.CHEM.UCHICAGO.EDU



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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

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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.



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



Oliver Olavo de Souza

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

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.



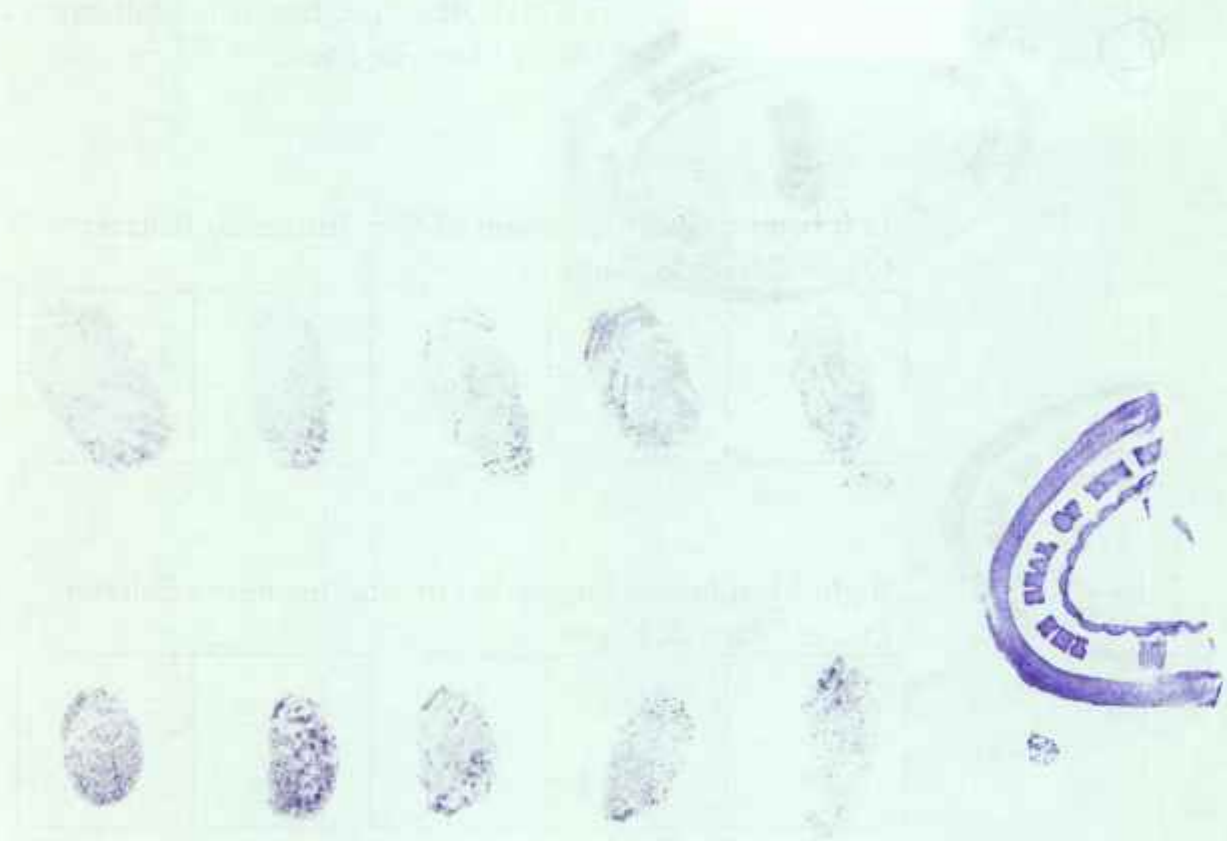
Oliver Olavo de Souza M Souza

Oliver Olavo de Souza

Oliver Olavo de Souza

State of New York
County of ...
In SENATE
January 18, 1906

Report of the
Commissioner of the
Department of
Corrections
for the year ending
December 31, 1905



Attest:
[Signature]
[Signature]

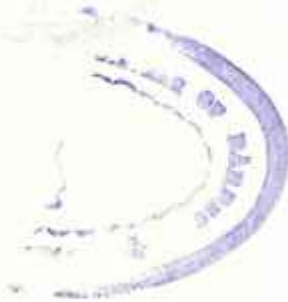


MS

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.



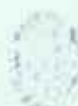
Right hand fingers impression of Smt. Meena Otilia
deSouza.



Otilia de Souza *MS*

MS

MS *MS*





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.



Shri. Niresh P. Naik

Shri. Niresh P. Naik

Shri. Niresh P. Naik

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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.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Faint, illegible text]



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3D
N. Dange
[Signature]
[Signature]

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

[Signature]



Left hand fingers impression of Shri. Chandramohan Vithal
Nasnodkar.



Right hand fingers impression of Shri. Chandramohan
Vithal Nasnodkar.



WITNESSES:-

Signature:	1. [Signature]	2. [Signature]
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.

[Signature]

[Signature]

[Signature]

[Signature]

Handwritten notes and signatures at the top left of the page.



Handwritten notes and signatures at the bottom of the page, including a signature that appears to be 'Quincy'.



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

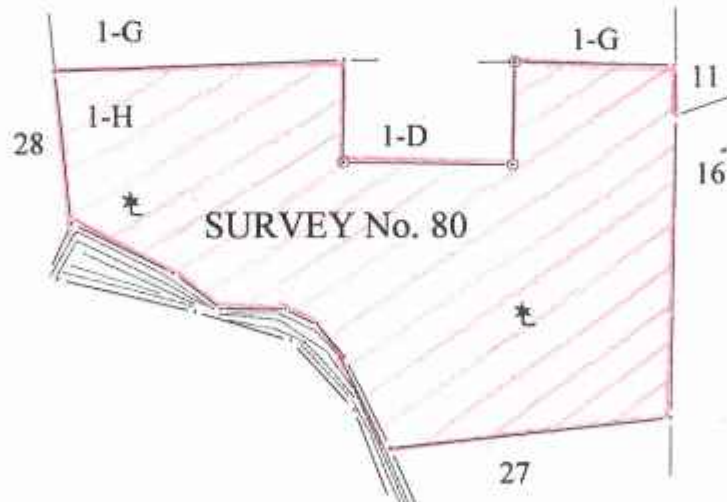
CBAR 121-716



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



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



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12-01-2021

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12-01-2021





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Directorate of Settlement and Land Records
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MAPUSA - GOA

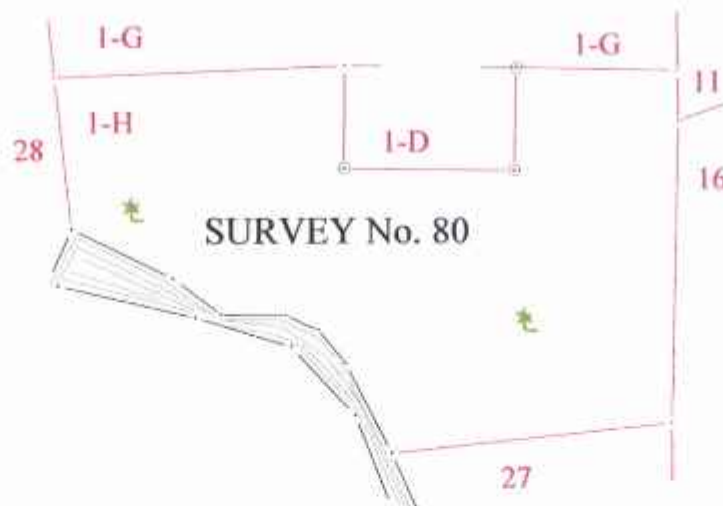
CBAR 121-716



Plan Showing plots situated at
Village : SIOLIM
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Scale : 1 : 1000



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



Shirishday MBays

Car

De Jure

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

Compared By:

De Jure





FORM I & XIV

100011804252

11/29/2021

Date : 11/01/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

Survey No. 80

तालुका

सर्वे नंबर

Village Siolim

Sub Div. No. 1-H

गांव
Name of the Field Tarchi Bhat

हिस्सा नंबर

Tenure

शेताचे नांव

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरावत	बागायत	तरी	खाजन	केर	मोरड	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

Remarks शेरा

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण नापिक क्षेत्र	एकूण	
0000.00.00	0000.00.00	0000.00.00	0000.28.56	
Assessment : Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rs. 0.00	
भांकर	फोर	पेदियाल		

Mapusa Goa

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

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of Irrigation	Remarks
वर्ष	नागण करणाऱ्याचे नांव	रीत	समय	पिकाचे नांव	बागायत	जिरावत	नापिक क्षेत्र	सिंचनाचा स्रोत	शेरा
					Ha.Ars.Sq.Mtrs	Ha.Ars.Sq.Mtrs	Nature Area	लिबनांचा स्रोत	
					हे. आर. चौ. मी.	हे. आर. चौ. मी.	प्रकार क्षेत्र	हे. आर. चौ. मी.	
	Nil								

End of Report

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



Olinda D'Sa

Bik

Deved K



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 - 403507 Mapusa Goa, PAN No.: [REDACTED]			

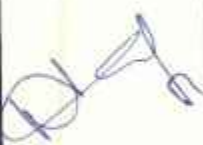


1	[Illegible]	[Illegible]
2	[Illegible]	[Illegible]
3	[Illegible]	[Illegible]
4	[Illegible]	[Illegible]

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
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BARDEZ

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Registration Number :- **BRZ-1-1095-2021**

Date : 12-Mar-2021



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

SUB-REGISTRAR
BARDEZ

