

Phone No:  
Sold To/Issued To:  
Ishom Estate  
For Khos/ID Proof:  
Pancard



MAY-08-2023 15:31:12

₹ 0975000/-

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Other  
39155451882839073002-00006630  
3915248 36/02/08/2021-RDI

For CITIZEN CREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

*Deivy*

Manager / Authorised Signatory



2023-BRZ-2334  
12/05/2023

# DEED OF SALE

*A. Freitas*

POA FOR  
VENDOR NO 1c f 1b

ISHOM ESTATE PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

THIS DEED OF SALE is made on this Tenth day of the month of May of the year Two thousand and Twenty-Three (10.05.2023) at Mapusa, Bardez, Goa.

**BETWEEN**

1(a) **MR. NORMAN FRANCISCO FREITAS**, son of Late Lourenco Mathias Paulo Marcino Freitas also known as Lawrence Massena Marciano Freitas, retired, aged 80 years, Indian National, having PAN Card bearing No. [REDACTED] having Aadhaar Card bearing No. [REDACTED],

1(b) **MRS. CECILIA MARIA FREITAS**, daughter of Late Pascoal Jose Menezes, age 71 years, Indian National, having PAN Card bearing No. [REDACTED] having Aadhaar Card bearing No. [REDACTED], both residents of Latino Splendor, H.No.- VA4, Altinho, Panjim, Goa- 403001, hereinafter referred to as the "VENDORS" (which expression, unless repugnant to the context or meaning thereof, shall be deemed to mean and include his heirs, successors, executors, administrators, nominees, legal representatives and assigns) represented herein through duly constituted Power of Attorney Holder **MS. ANISHA MARIA ELLORA FREITAS**, daughter of Mr. Norman Francisco Freitas, age 45 years, PAN card no. [REDACTED] Aadhar Card No. [REDACTED] H.No.- VA4, Altinho, Panjim, Goa- 403001, vide power of attorney dated

*Freitas*  
POA FOR  
VENDOR NO 1a & b

**ISHOM ESTATE PRIVATE LIMITED**  
*[Signature]*  
Authorised Signatory

23.12.2020, under Reg. No. 10384/20 executed by Adv. J. S. Rebello, notary  
Mapusa **OF THE FIRST PART.**

**AND**

**ISHOM ESTATE PRIVATE LIMITED**, a duly registered Private Limited company having CIN U74999DL2017PTC323700, PAN Card no. [REDACTED], and their Registered Office at H.No. 97-B GF, Manak Shaw Road, Anupam Garden, Saidulajab, Delhi, South Delhi DL 110068 IN, represented by one of its Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 64 years, having PAN Card bearing No. [REDACTED], businesswoman, married, Indian National, resident of 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof means and includes its successors, official liquidators and permitted assigns) vide Board of Directors resolution no. BM 01/2023-2024 dated 17/04/2023, represented herein through duly constituted Power of Attorney Holder **Mr. SAVIO MONTEIRO** son of Mr. Fautino Monteiro, 32 Years of age, Indian National, Advocate, married, Holder of Pan Card No. [REDACTED] and Aadhar card No. [REDACTED], Resident of H.No. 425/1/6, Fetorim, Piedade,

*A Freitas*  
POA FOR  
VENDOR NO 1a 1 b

**ISHOM ESTATE PRIVATE LIMITED**  
*[Signature]*  
Authorized Signatory

Diwar, Tiswadi Goa, vide Power Of Attorney dated 18.04.2023  
Duly Notarized Before the Notary Public Adv. Sanyogita,  
bearing Registration No. 7517 at Delhi, Of the **Second Part**.

**AND WHEREAS** there exists a rustic Property known as 'Tanque e  
Mattes', situated at Naikavaddo of Verla, Parra, Bardez Taluka, Verla  
Canca, Goa, neither found enrolled in the taluka revenue office but is  
surveyed under Survey No. 69 sub division 7 of village Verla, Bardez Goa  
admeasuring 1625 sqmtrs. Which shall hereinafter be referred to as the  
"SAID PROPERTY" and is more particularly described in **SCHEDULE-**  
**I**, herein under written and is delineated in 'Colour Red' on the Survey Plan  
annexed hereto.

**AND WHEREAS** the properties originally belonged to Mr. Sebastiao  
Freitas alias Sebastian F. Freitas alias Sebastian Francisco Freitas.

**AND WHEREAS** vide Deed of sale dated 01.08.1983 registered in the  
office of the Registrar of Bardez under serial No. 823/83 at Mapusa Goa, the  
Vendors i.e. Mr. Norman Freitas and Mrs. Cecilia Freitas acquired right title  
and interest over the Said Property.

*Freitas*

POA FOR  
VENDOR NO 1a & 1b

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
**Authorized Signatory**

**AND WHEREAS** the Vendors became the exclusive owners of the Said Property and the name of Vendor No. 1 Mr. Norman Freitas is recorded in form I and XIV of the Said Property bearing survey no. 69/7 of village Verla -Canca having an area admeasuring 1625 sq. mts.

**AND WHEREAS** the above named VENDORS declare that they own and possess the SAID PROPERTY, admeasuring 1625 Square Meters, situated at Village Verla Canca, and which is described under **SCHEDULE-I**, hereunder written.



**AND WHEREAS** the above named VENDORS have represented to the PURCHASER herein that the SAID PROPERTY is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

**AND WHEREAS** the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law with respect of the SAID PROPERTY.

**AND WHEREAS** the VENDORS have represented to the PURCHASER:

- a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the SAID PROPERTY and that they are in lawful occupation, possession and enjoyment of the SAID PROPERTY.

*Freitas*  
POA FOR  
VENDOR NO 1a&1b

**ISHOM ESTATE PRIVATE LIMITED**  
  
**Authorised Signatory**

- b) That the SAID PROPERTY is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- c) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the SAID PROPERTY or have any right, claim or interest over the same or any part thereof and that the VENDORS have absolute right to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever.
- d) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.
- e) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS regarding the SAID PROPERTY;
- f) That neither the SAID PROPERTY nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- g) That neither the SAID PROPERTY nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.



*A. Saitas*

POA FOR  
VENDOR NO 1a and 1b

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
Authorized Signatory

- h) That the VENDORS have not agreed, committed or contracted or entered into any agreement for sale, M. O. U with any party with respect to the SAID PROPERTY.
- i) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.
- j) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER.



**AND WHEREAS** solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the SAID PROPERTY to itself.

**AND WHEREAS** the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the SAID PROPERTY more particularly described under SCHEDULE hereunder written, to the PURCHASER.

**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the SAID PROPERTY from the VENDORS and the VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER for a total

*A. Freitas*

POA FOR  
VENDOR NO 1a & 1b

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
**Authorized Signatory**

price and/or consideration of **Rs. 1,95,00,000/- (Rupees One Crore and Ninety Five Lakhs Only)**, which is its fair market value.

**AND WHEREAS** the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the Said Property more particularly described under Schedule hereunder written, to the Purchaser.

**AND WHEREAS** the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the SAID PROPERTY unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

**AND WHEREAS**, the PURCHASER has approached the VENDOR to purchase the SAID PROPERTY for a total consideration of **Rs. 1,95,00,000/- (Rupees One Crore and Ninety Five Lakhs Only)** and the VENDOR has agreed to sell the SAID PROPERTY, on the following terms and conditions:-

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in pursuance of the aforesaid agreement and in consideration of sum of **Rs. 1,95,00,000/- (Rupees One Crore and Ninety Five Lakhs Only)** paid as set out hereunder in schedule II, the VENDOR hereby grants, sells, transfers, conveys and assures the SAID PROPERTY absolutely and forever together with all rights, title, interest, claim, use, benefit and demand whatsoever unto the PURCHASER, vesting absolute ownership of the same in the PURCHASER who shall enjoy all the rights of ownership of the SAID PROPERTY together with all trees, fences, ways, water courses,

*A. Freitas*

POA FOR  
VENDOR NO 12416

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
Authorized Signatory

lights and privileges, easement, and appurtenances whatsoever to the SAID PROPERTY. TO HAVE AND TO HOLD the SAID PROPERTY free from all encumbrances and defects in title and use the same forever as absolute owner along with all actions, domain, appurtenances and hereditaments of whatsoever nature.

2. That the sale consideration of Rs. 1,95,00,000/- (Rupees One Crore and Ninety Five Lakhs Only) which amount after deduction of TDS @ 1% equivalent to RS. 1,95,000 works out to Rs. 1,93,05,000 is paid by the PURCHASER as under and as set out in Schedule II to this Deed of Sale the receipt whereof the VENDORS hereby admits and acknowledges and of and from the same and every part thereof forever acquits, releases and discharges the PURCHASER.

3. The VENDORS covenant with the PURCHASER as under:

- a. That notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the VENDORS are now lawfully seized and possessed of the SAID PROPERTY free from any encumbrances, tenancy, lien, charge or any claim or liability of whatsoever nature from any person or body whomsoever, is free from any attachments or defects in title of whatsoever nature and that the VENDORS has full power and absolute authority to sell, transfer and convey the SAID PROPERTY absolutely in favour of the PURCHASER herein in the manner as aforesaid.
- b. That all taxes, charges, dues, demands, arrears, development charges etc., if any, in respect of the SAID PROPERTY up to the date of this Deed are paid by the VENDORS and is the responsibility of the VENDORS.

*A Freitas*

POA FOR  
VENDOR NO 12516

ISHOM ESTATE PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

All such bills and taxes mentioned in this clause pertaining to the period post the date of this Deed shall be paid and borne by the **PURCHASER**.

- c. That as on the date of Registration of these presents, the **VENDORS** has placed the **PURCHASER** in peaceful and vacant possession of the **SAID PROPERTY** to have and to use the **SAID PROPERTY** as absolute owner and possessor thereof, free from any encumbrances, attachments or defects in title of whatsoever nature.
- d. That the **PURCHASER** shall upon being put in possession peacefully hold, possess and enjoy the **SAID PROPERTY** as an absolute estate, without any claim or demand whatsoever from the **VENDORS**, or any other person or persons claiming through or under it under any agreement, oral or written.
- e. That the **VENDORS** does hereby covenant with the **PURCHASER** that the **VENDORS** shall hereby indemnify and will at all times hereafter, indemnify and keep indemnified and saved harmless the **PURCHASER** against all claims and demands whatsoever in respect of the **SAID PROPERTY** hereby conveyed and make good to the **PURCHASER**, any and all expenses or losses, which the **PURCHASER** may incur or suffer, by reason of any defect, flaw or deficiency in the title or rights of the **VENDORS** to the **SAID PROPERTY** by itself or on account of any mistake or deficiency in the extent, description or other particulars of the **SAID PROPERTY** and/or in case the **PURCHASER** is ever dispossessed of the **SAID PROPERTY** hereby sold or any part thereof by reason of any defect in the title of the **VENDORS** and/or in the event of any successful lawful claim made by any person/s or third parties and / or any event which renders this Deed of Sale as null and void or



*A Freitas*

POA FOR  
VENDOR NO 1216

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
**Authorized Signatory**

ineffective, on account of any event or on account of any successful lawful claim made by any person/s or entity, and shall recoup the **PURCHASER** of all losses, including all litigation expenses that may be incurred by the **PURCHASER** to protect its/their title to the **SAID PROPERTY**.

- f. That the **VENDORS** agrees and undertakes that at the request of the **PURCHASER** that it shall do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever as may be required for further and more effectively conveying and assuring all rights, title and interest in the **SAID PROPERTY** in the manner aforesaid, as per the true intent and meaning of this Deed of Sale, namely the vesting of full ownership and possessory rights in the **PURCHASER** herein.
- g. That the **VENDORS** at the time of execution of the present Deed of Sale, has not entered into any transaction whatsoever, either oral or written, with any third party in respect of the **SAID PROPERTY**.
- h. That there are no tangible or intangible rights of whatsoever nature, including but not limited to right of way, easementary rights, license, lease or assignment existing in any person/ institutions, or any legal entities in respect of the **SAID PROPERTY**.
- i. That the **SAID PROPERTY** is not the subject matter of any mortgage with any Banks/ Financial institutions or individuals or any Legal Entities and consequently the **SAID PROPERTY** is free of any charge, lien and is completely free of any encumbrance.
- j. That the **VENDORS** declare that they have No Objection for carrying out of the mutation of the record of rights (Form I & XIV) of the **SAID PROPERTY**, having the names of the **VENDORS** deleted from the



*A. N. N. N.*

POA FOR  
VENDOR NO 1 a § 1b

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
**Authorised Signatory**

Occupant's Column and having the name of the **PURCHASER** inserted in place as the Occupant and shall sign all applications, petitions or memorials, no-objections, for the purposes of carrying out such mutation in the Survey Records, as also in any other records maintained by any Government or local authorities in respect of the **SAID PROPERTY**.

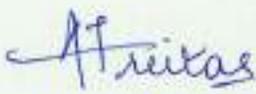
k. The **VENDORS** are neither in receipt of any Notice under the Land Acquisition Act, 1894 and/ or Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for acquisition /requisition of any part/whole of the **SAID PROPERTY**, nor has any part/whole of the **SAID PROPERTY** been notified for acquisition /requisition under the provisions of the Land Acquisition Act, 1894 or Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act.

l. That the **VENDORS** has delivered all the originals of the previous title documents relating to the **SAID PROPERTY** to the **PURCHASER**.

m. That the representations and promises made by the **VENDORS** are true and correct and the **VENDORS** acknowledges that the **PURCHASER** has entered into the present Deed of Sale, relying on the same.

4. That the market value of the **SAID PROPERTY** is **Rs. 1,95,00,000/- (Rupees One Crore and Ninety Five Lakhs Only)**, and accordingly the present Deed of Sale has been appropriately and properly franked with an amount of **Rs. 9,75,000/- (Rupees Nine Lakhs and Seventy Five Thousand Only)** which is the appropriate Stamp Duty payable thereon.

5. The **VENDORS** and the **PURCHASER** hereby declare that none of the parties belong to the Scheduled Caste/Scheduled Tribe, the **SAID**

  
POA FOR  
VENDOR NO 1a & 1b

**ISHOM ESTATE PRIVATE LIMITED**

  
Authorized Signatory

**PROPERTY** is a private property and hence does not come within the purview of the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

6. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of Civil Registrar-cum-Sub Registrar, Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.
7. That in case of increase in area of the **SAID PROPERTY** if found on loco at any time in future on resurvey, then the same shall be exclusively owned and possessed and enjoyed by the **PURCHASER** and the **PURCHASER** shall be free and open to carry out the resurvey from the concerned authorities in his favor and the **VENDORS**, or their successors or any person or persons on their behalf shall not raise any of whatsoever or demand additional consideration thereof in any manner whatsoever.
8. That the office of the Senior Town Planner, North Goa issued zoning information of the said property vide Ref No. TBZ/ZON/11635/VER/TCP-2023/3417 dated 28/04/2023 stating that the zoning of the said property as per Regional Plan for Goa 2021 fall in "**Settlement Zone**". Annexed herewith copy of the zoning certificate.
9. The plan and schedules to this Deed shall form an integral part and parcel of this Deed and shall always be so construed.

*A Freitas*

POA FOR  
VENDOR NO 12516

ISHOM ESTATE PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

**SCHEDULE -I**

**DESCRIPTION OF THE 'SAID PROPERTY'**

All that rustic Property known as 'Tanque e Mattes', situated at Naikavaddo of Verla, Parra, Bardez Taluka, Verla Canca, Goa, neither found enrolled in the taluka revenue office but is surveyed under Survey No. 69 sub division 7 (69/7) of village Verla, Bardez Goa admeasuring 1625 sqmtrs and is bounded, at present as under:

**On the East-** by property bearing Survey No. 69/8, village Canca Verla,

**On the West-** by property bearing Survey No. 69/6, village Canca Verla,

**On the North-** by Road

**On the South-** by property bearing Survey No. 69/12 and property bearing Sy No. 69/13, village Canca Verla.



*A Freitas*

POA FOR  
VENDOR NO 12816

ISHOM ESTATE PRIVATE LIMITED

*[Signature]*  
Authorized Signatory

**SCHEDULE II**  
**(CONSIDERATION)**

**Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only)**

Paid to the Vendor Mr. Norman Francisco Freitas

Paid to Vendors	Total Amount	TDS %	TDS Deducted	Net Paid
1(a) Norman Francisco Freitas	1,95,00,000/-	1%	1,95,000/-	1,93,05,000/-

➤ The Said Vendor No. 1(a) was paid the Net Payment vide RTGS bearing Ref No. <sup>305105300354</sup> dated 11/05/2023. *H. Q.*

➤ VENDORS hereby admit and acknowledge receipt of entire consideration.

*AT Freitas*  
POA FOR  
VENDOR NO 1a/1b

ISHOM ESTATE PRIVATE LIMITED  
*[Signature]*  
Authorised Signatory

IN WITNESS WHEREOF, the VENDOR and the PURCHASER have hereto set and subscribed their respective hands on the day, month and year first hereinabove written, in the presence of two witnesses.

*AFreitas*

SIGNED, SEALED AND DELIVERED  
BY THE VENDOR

MR. NORMAN FRANCISCO FREITAS

MRS. CECILIA FREITAS

Through their POA Holder

MS. ANISHA MARIA ELLORA FREITAS



*AFreitas*

LHF

RHF



1) \_\_\_\_\_

\_\_\_\_\_



2) \_\_\_\_\_

\_\_\_\_\_



3) \_\_\_\_\_

\_\_\_\_\_



4) \_\_\_\_\_

\_\_\_\_\_



5) \_\_\_\_\_

\_\_\_\_\_

*AFreitas*

POA FOR  
VENDOR NO 1015/16

ISHOM ESTATE PRIVATE LIMITED

Authorized Signatory

**SIGNED, SEALED AND DELIVERED**

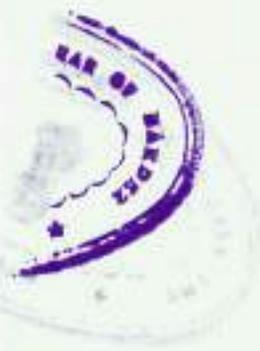
**BY THE PURCHASER  
ISHOM ESTATE PVT LTD**

**Through its director  
Mrs. Neelam Nagpal  
Represented by POA holder  
Adv. Savio Monteiro**



**LHF**

**RHF**



*A Freitas*  
POA for vendor  
NO 1 a 2/b

**ISHOM ESTATE PRIVATE LIMITED**

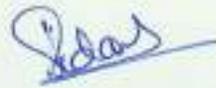
**Authorised Signatory**

WITNESSES :-

1) **Adv. Nikeeta Velguenkar,**  
Daughter of Yeshwant Velguenkar,  
Major, 32 years of age,  
Advocate, Indian National,  
Resident of H.No. 3/95,  
Mudda Wado, Saligao  
Bardez - Goa.



2) **Adv. Alisha Polle,**  
Daughter of Anil Shirodkar,  
Major, 34 years of age,  
Advocate, Indian National,  
Resident of H.No. 443,  
Canca Bardez Goa.



*A Freitas*  
POA FOR  
VENDOR NO 12/16

**ISHOM ESTATE PRIVATE LIMITED**



**Authorized Signatory**

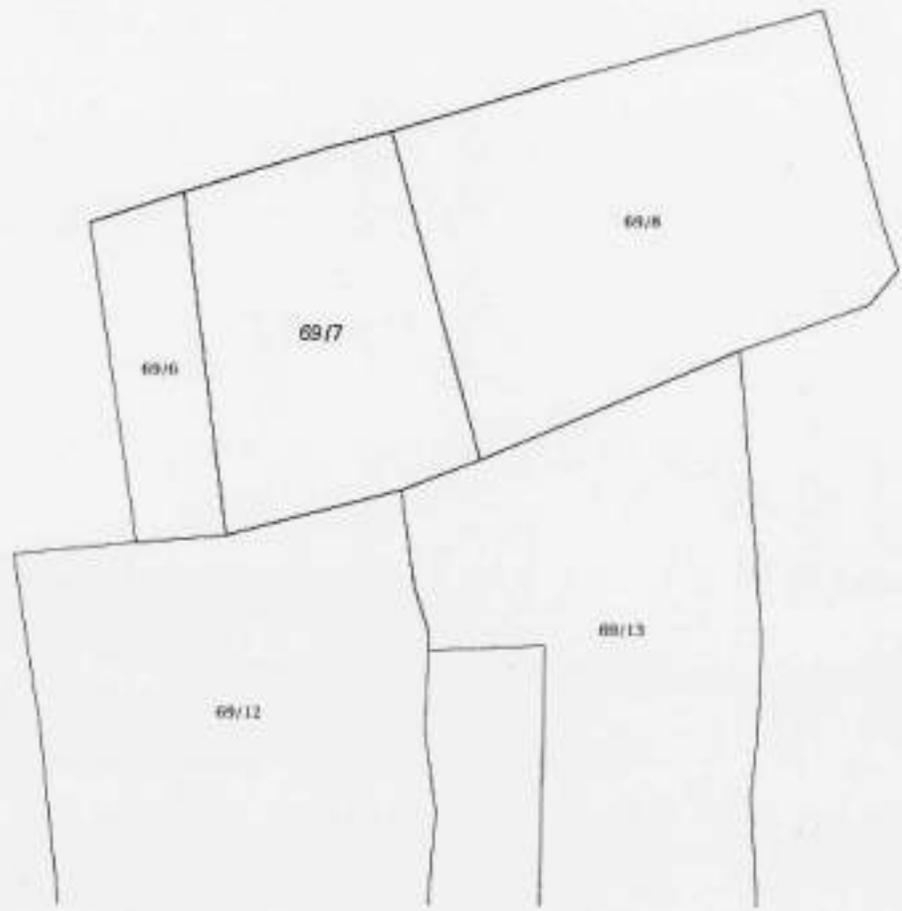
2023-BRZ-2334  
14/5/23 (19)



**Government of Goa**  
Directorate of Settlement and Land records  
Survey Plan  
Bardez Taluka, Verla Village  
Survey No.: 69 , Subdivision No.: 7

Scale 1:1000

Reference No.: REV192219264



*A Freitas*  
POA FOR  
VENDOR NO 1 a 5 1 b

**ISHOM ESTATE PRIVATE LIMITED**  
*[Signature]*  
Authorised Signatory

This record is computer generated on 07-09-2022 04:56:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

100015547645

Date : 07/09/2022

नमुना नं १ व १४

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2023-BR2-2334  
12/5/23 20

Taluka	BARDEZ	Survey No.	69
तालुका		सर्वे नंबर	
Village	Verla	Sub Div. No.	7
गांव		हिस्सा नंबर	
Name of the Field	Naik Wada	Tenure	
शेताने नांव		सत्ता प्रकार	

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

Dry Crop जिरायत	Garden बागायत	Rice उरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.16.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.16.25

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

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	0000.16.25	

Assessment : अकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेरियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कळोदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Norben Francisco Freitas			

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	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 पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

A. Freitas

P.A. for verda no 10 5/16

ISHOM ESTATE PRIVATE LIMITED  
Authorised Signatory

21



**FORM I & XIV**

100015547645

Date : 07/09/2022

नमुना नं १ व १४

Page 2 of 2

Taluka	BARDEZ	Survey No.	69
तालुका		सर्वे नंबर	
Village	Verla	Sub Div. No.	7
गांव		हिस्सा नंबर	
Name of the Field	Naik Wada	Tenure	
शेताचें नांव		सत्ता प्रकार	



The record is computer generated on 07/09/2022 at 5:16:31PM as per Online Reference Number - 100015547645. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://legov.goa.nic.in/dslr>





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-May-2023 12:30:11 pm

Document Serial Number :- 2023-BRZ-2334

Presented at 12:26:06 pm on 12-May-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	975000
2	Registration Fee	585000
3	Mutation Fees	2000
4	Processing Fee	3520
<b>Total</b>		<b>1565520</b>

Stamp Duty Required :975000/-

Stamp Duty Paid : 975000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<b>SAVIO MONTEIRO</b> ,Father Name:MR. FAUSTINO MONTEIRO, Age: 32, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H.No. 425/1/6, Fetorim, Piedade, Diwar, Tiswadi Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>ANISHA MARIA ELLORA FREITAS</b> , Father Name:MR. NORMAN FRANCISCO FREITAS, Age: 40, Marital Status: ,Gender:Female,Occupation: Service, Latino Splendor, H.No.- VA4, Altinho, Panjim, Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for <b>CECILIA MARIA FREITAS</b>			
2	<b>ANISHA MARIA ELLORA FREITAS</b> , Father Name:MR. NORMAN FRANCISCO FREITAS, Age: 40, Marital Status: ,Gender:Female,Occupation: Service, Latino Splendor, H.No.- VA4, Altinho, Panjim, Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for <b>NORMAN FRANCISCO FREITAS</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<b>SAVIO MONTEIRO</b> , Father Name:MR. FAUSTINO <b>MONTEIRO</b> , Age: 32, Marital Status: ,Gender:Male,Occupation: Advocate, H.No. 425/1/6, Fetorim, Piedade, Diwar, Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for <b>NEELAM NAGPAL Director Of ISHOM ESTATE PRIVATE LIMITED</b>			

**Witness:**

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

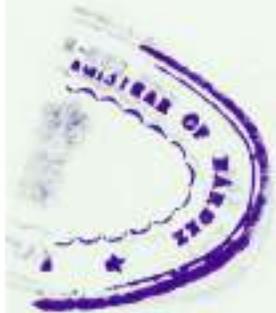
[REDACTED]

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>NIKEETA VELGUENKAR</b> ,Age: 32,DOB: ,Mobile: 8888761920 ,Email: ,Occupation:Advocate , Marital status : <b>Married</b> , Address:403511, HNo 3/96 Mudda wado Saligao Bardez Goa, HNo 3/96 Mudda wado Saligao Bardez Goa, Saligao, Bardez, NorthGoa, Goa			
2	Name: <b>Alisha Polle</b> ,Age: 34,DOB: ,Mobile: 8888761920 ,Email: ,Occupation:Advocate , Marital status : <b>Married</b> , Address:403510, Hno 443 Prerna Canca Bardez Goa , Hno 443 Prema Canca Bardez Goa , Canca, Bardez, NorthGoa, Goa			

  
 Sub Registrar

Sub-REGISTRAR  
 BARDEZ

Document Serial Number :- 2023-BRZ-2334



Document Serial No:-2023-BRZ-2334

Book :- 1 Document

Registration Number :- **BRZ-1-2167-2023**

Date : 12-May-2023

**SUB-REGISTRAR  
BARDEZ**

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

Scanned by Mailancia Costa (DEO)  
Costa



# 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:- 12-May-2023 12:33:18

Date of Receipt: 12-May-2023

Receipt No : 2023-24/9/721

Serial No. of the Document : 2023-BRZ-2334

Nature of Document : **Conveyance - 22**

Received the following amounts from **SAVIO MONTEIRO** for Registration of above Document in Book-1 for the year 2023

Registration Fee	585000	E-Challan(Online fee)	• Challan Number : 202300340335 • CIN Number : CPACRYCAS1	585000
Processing Fee	3520	E-Challan(Online fee)	• Challan Number : 202300340335 • CIN Number : CPACRYCAS1	5000
<b>Total Paid</b>	<b>590000</b> ( Rupees Five Lakh Ninety Thousands only )			

Probable date of issue of Registered Document: / /

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

Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Ramnath Naik 

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 **12-May-2023**

Signature of the person receiving the Document

Ramnath Naik 

Signature of the Sub-Registrar

ISHOM ESTIMATES PRIVATE LIMITED

Authorized Signatory  
Signature of the Presenter

Signature of the Sub-Registrar