

REG_1_53755_6

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 05/Sep/2018 11:35 AM

Date of Receipt: 05/Sep/2018

Receipt No: 2310

Serial No. of the Document: 3816

Nature of Document: Sale

Received the following amounts from Sri Agnelo Machhadc Braganca for
Registration of above Document in Book-1 for the year 2018

Rs.Ps

Registration Fee

240000.00

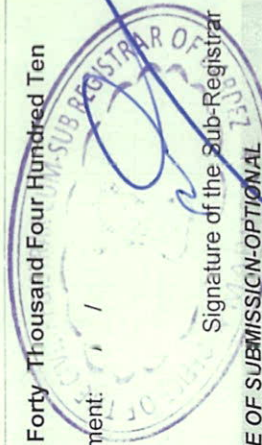
Processing Fees

410.00

Total : 240410.00

Amount in words: Rupees Two Lakh Forty Thousand Four Hundred Ten
Only.

Probable date of issue of Registered Document: / /



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:

Catherine Rodrigues
Braganca

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to _____

_____ on / /

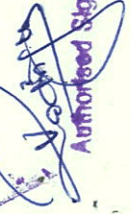
Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

Twenty Thousand Only

FOR CITIZENCREDIT™
CO-OP. BANK LTD.


Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD

भारत 22340 NON JUDICIAL
180933 SEP 01 2018
भारत
R 0320000/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser Riviera Constructions Pvt Ltd.

28/06/18
25/10/18
(2)



DEED OF SALE

S.P. 2030

W. S. Rajan





THIS DEED OF SALE is executed in the city of Mapusa on this 05th day of September, 2018

BETWEEN (1) **MR. PAUL APOLLINARIS LOBO** alias **PAUL LOBO**, 53 years of age, son of late Benedict Paulo Lobo alias Benedict Thomas S. Lobo alias Benedict Lobo alias Benny Lobo, Indian National, married, retired, holding PAN card no. **ANJPL5448F** and his wife 2) **MRS. VANITA RAMCHANDRA DETHE** alias **VANITA LOBO**, 46 years of age, daughter of Ramchandra Dethe, married, housewife, Indian National, holding PAN Card no. **AUYPL9067E**, both Indian Nationals, resident of **H. NO. 4/199, FLAT NO. B F3, 1ST FLOOR, DONA ROSA APARTMENTS, PORBAVADDO, CALANGUTE, BARDEZ, GOA**, hereinafter called the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART AND **M/S. RIVIERA**

V.P. Lobo

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CONSTRUCTIONS PVT. LTD. a Private Limited Company, duly registered with the Registrar of Companies, Goa under Registration no.24-01994 of 1995 and holding PAN No.**AACCRB3764R**, having its office at J-104, 2nd Floor, Gomes Catao Complex, Near Cir= Alankar, Mapusa, Bardez, Goa, represented by its Managing Director **Mr. AGNELO MACHADO BRAGANCA**, son of late Assuncao de Braganca, 67 years of age, Engineer, unmarried, holder of PAN ACUPE4288K, Indian National, resident of **H.No 149, Gaursavaddo, Mapusa, Bardez, Goa, 403507** hereinafter called the **PURCHASER** which expression shall unless repugnant to the context or meaning thereof shall be deemed to include its heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS, the **VENDORS** herein are the owners in possession of the property known as "KHER" with a dilapidated house therein situated at Siolim, Bardez, Goa, surveyed for

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record of rights under survey number 52/15 having an area of 1,775 and survey number 52/16 having an area of 50.00 sq. meters with the dilapidated house and which property totally admeasures 1,825 square meters, more particularly described in the schedule hereunder written.

AND WHEREAS thesaid property referred to herein above and more particularly described in the Schedule hereunder written known as "KHER" bearing survey number 52/15 with the dilapidated house situated therein surveyed under no. 52/16 originally belonged to Olinda Lobo alias Maria Cecilia Olinda Lobo alias Maria Cecilia Lobo and her husband Benedict Paulo Lobo alias Benedict Thomas S. Lobo alias Benedict Lobo alias Benny Lobo, both of whom are deceased having died on 04/08/2006 and 12/03/2004 respectively leaving behind as their exclusive heirs two sons by name 1) Paul Apollinaris Lobo alias Paul Lobo married to Mrs. Vanita Ramchandra Detne alias Vanita

V.P. Lobo

1/2/2010



Lobo, under system of communion of assets in Goa, and 2) Elizeo Lancelat Lobo alias Elizeo Lancelot Lobo, bachelor, also deceased.

WHEREAS, the said Elizeo Lancelat Lobo alias Elizeo Lancelot Lobo, alias Lancy Lobo died on 15/02/2016 as a bachelor without any descendants or ascendants' and leaving behind as his collateral and only heir his brother the **VENDOR** no.1 Paul Apollinaris Lobo alias Paul Lobo married to Mrs. Vanita Ramchandra Dethé alias Vinita Lobo alias Vanita Lobo, who are thus the exclusive owners in possession of the said property.

AND WHEREAS by an Agreement of Sale dated 10th August 2017, the **VENDORS** herein agreed to sell the said property to the **PURCHASER** herein subject to conducting an Inventory Proceedings on the death of the said Olinda Lobo alias Maria Cecilia Olinda Lobo alias Maria Cecilia Lobo and

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her husband Benedict Paulo Lobo alias Benedict Thomas S. Lobo alias Benedict Lobo alias Benny Lobo and their bachelor son Elizeo Lancelat Lobo alias Elizeo Lancelot Lobo, alias Lancy Lobo.

AND WHEREAS on the death of the said Olinda Lobo alias Maria Cecilia Olinda Lobo alias Maria Cecilia Lobo and her husband Benedict Paulo Lobo alias Benedict Thomas S. Lobo alias Benedict Lobo alias Benny Lobo and their bachelor son Elizeo Lancelat Lobo alias Elizeo Lancelot Lobo, alias Lancy Lobo Inventory Proceedings bearing no. 339/2017/C were instituted in the Court of the Civil Judge Senior Division of Bardez at Mapusa.

AND WHEREAS, in the said Inventory Proceedings bearing no. 339/2017/C the said property was listed or described under item no.1 and was allotted to the **VENDORS** herein by final

V.P. Lobo

V.P. Lobo



Order dated 29th August 2017 passed by the Civil Judge Senior Division of Bardez at Mapusa.

AND WHEREAS on the disposal of the said inventory proceedings, the Purchaser herein published a PUBLIC NOTICE dated 28.09.2017 through his lawyer Adv. Shailesh Vengurlekar with office at 201-205, Rijim Plaza, Morod, Mapusa Bardez, Goa in the local newspapers THE NAVHIND TIMES and O HERALDO, calling for objections if any within 15 days of the publication from the public in general.

AND WHEREAS, the said advocate by a certificate dated 15th October 2017 has certified that no person filed any objections in pursuance of the said public notices claiming any right to the said property.

AND WHEREAS in view of the above, the **PURCHASER** offered to pay the balance consideration to the **VENDORS** payable under the



V.P. 2030 - R.V.

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said Agreement of Sale dated 10th August 2017 and the **VENDORS** expressed their readiness and willingness to execute the Deed of Sale of the said property in favour of the **PURCHASER** herein on payment of the balance consideration.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

THAT in pursuance of the above referred to Agreement of Sale and in consideration of payment of a sum of **Rs. 80,00,000/-** (Rupees eighty lakhs only) as follows:- a) Rs.10,00,000/- after deducting TDS @1%, being Rs. 9,90,000/- (Rupees nine lakhs, ninety thousand only) by cheque no. 006756 dated 10.08.2017 drawn on HDFC Bank, Mapusabbranch, and Rs. 10,000/-, deposited as TDS in HDFC Bank by challan no. 280, BSR code 0510308, challan serial no. 01919 dated 12.08.2017; b) Rs.20,00,000/- after deducting TDS@ 1%, being Rs. 19,80,000/- (Rupees nineteen lakhs eighty thousand only) by cheque no. 006883

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dated 27.09.2017 drawn on HDFC Bank, Mapusa branch, and Rs. 20,000/-, deposited as TDS in HDFC Bank by challan no. 280, BSR code 0510308, challan serial no. 00332 dated 28.09.2017; c) Rs. 31,313/- after deducting TDS@ 1%, being Rs. 31,000/- (Rupees thirty one thousand only) by cheque no. 006968 dated 01.11.2017 drawn on HDFC Bank, Mapusa branch, and Rs. 313/- deposited as TDS, in HDFC Bank by challan no. 280, BSR code 0510308, challan serial no. 00186 dated 11.11.2017. d) Es. 49,68,687/- after deducting TDS@ 1%, being Rs. 49,19,000/- (Rupees forty nine lakhs nineteen thousand only) by cheque no. 007601 dated 31.08.2018 drawn on HDFC Bank, Mapusa branch, and Rs. 49,687/- deposited as TDS in HDFC Bank by challan no. 280, BSR code 0510080, challan serial no. 27659 dated 31.08.2018, the receipt of which amounts the **VENDORS** do hereby admit and acknowledge and discharge the **PURCHASER** from its payment, they the **VENDORS**, having received the entire

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consideration for the sale of the said property, do hereby convey and transfer by way sale to **THE PURCHASER** all their right, title, interest, ownership and possession in the said property admeasuring 1,825 square meters known as "KHER" bearing survey no. 52/15 admeasuring 1,775 square meters with a dilapidated house property existing therein bearing survey 52/16 having an area of 50 square meters, situated at ward Bamonwaddo, Siolim, Village Panchayat of Siolim, Revenue Village of Siolim, Taluka and Sub-District of North Goa, District of Goa more particularly described in the schedule hereunder written free from all encumbrances, attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements, water courses, drains, privileges, appurtenances, advantages of whatsoever nature pertaining to or belonging to the said Property and all other rights, privileges and amenities belonging thereto TO

V.P. 2030

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HAVE AND TO HOLD the said Property and every part thereof TO AND UNTO THE Purchaser absolutely and forever.

2. The **VENDORS** have this day delivered to the **PURCHASER** actual, vacant possession of the said plot described in the schedule hereunder written and the **PURCHASER** does hereby confirm having taken possession of the said Property from the **VENDORS**. The **PURCHASER** shall hereafter hold, possess and enjoy the 'said property described in Schedule hereunder written as absolute owner and it shall be lawful for the **PURCHASER** at all times to possess, occupy and enjoy the said property described in Schedule hereunder written, hereby conveyed and sold with all its appurtenances together with all the rights and benefits without any interference from the **VENDORS**, their predecessors-in-title and any other person or persons acting through or on their behalf.



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3. The **VENDORS** hereby covenant with the **PURCHASER** that notwithstanding any act deed or thing heretofore done, executed or knowingly suffered, the **VENDORS** have full power and absolute authority and indefeasible title to sell the said property described in Schedule hereunder written' and the same is free from all encumbrances, charges, claims of any kind and the Purchaser shall hereafter peacefully and actually HOLD, POSSESS AND ENJOY the 'Property hereby Conveyed' without any let, claim or demand, disturbance or interruption whatsoever from the **VENDORS** and/or from persons claiming through or under them.

4. The **VENDORS** further covenant that they shall at their cost do or execute or cause to be done or executed all such lawful and useful act, deed and thing and execute deeds of further assurances, confirmation deeds, rectification

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deeds and other things whatsoever for further and more perfectly and more fully conveying and assuring ownership and possession of the said property described in Schedule hereunder written and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

5. The **VENDORS** hereby further assure and covenant with the **PURCHASER** that there are no encumbrances or any settlement, will, charge, lien, mortgages, attachments, maintenance charges, agreements, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other claims on the 'said property described in Schedule hereunder written that may in any manner adversely affect the rights of the **VENDORS** to convey the full and absolute ownership of the said property described in Schedule hereunder and in case any claims, the **VENDORS** agree to answer

V. P. 2030



such claims and demands and protect the **PURCHASER** there from and accordingly offer full and complete indemnity.

6. The **VENDORS** assure that apart from them, there are no other person/s interested in the said property described in Schedule hereunder writtenor portions thereof and the **VENDORS** hereby agree to indemnify and keep the **PURCHASER** at all times fully indemnified and harmless against any loss or liability, action or proceedings, cost or claims which may arise against the **PURCHASER** or on the Property hereby Conveyed' by reason of any defect in or want of title on the part of the **VENDORS** and/or breach of the terms of this sale. The **VENDORS** agree and bind to defend the right, title, interest and ownership of the **PURCHASER** herein against all claims and demands and the expenses in this regard will be fully borne to by the **VENDORS**.

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7. The **VENDORS** have paid and discharged the land revenue, taxes and all other outgoing in respect of the said property described in Schedule hereunder written to the concerned authorities up to the date of this sale deed and the **PURCHASER** shall pay the same hereafter from this day and in case any taxes or charges are still due and unpaid in respect of the said property described in Schedule II the same shall be paid by the **VENDORS**.

8. That by virtue of the deed, the **PURCHASER** shall be entitled to secure change of revenue records, survey records of the Schedule Property in their name by way of mutation and for the purpose of facilitating the mutation and approvals the **VENDORS** have sworn affidavits giving no objections for the mutations of the same in favour of the **PURCHASER** in the survey records.

V. P. 2030

Prabhu

Prabhu



9. The **VENDORS** acknowledge that the consideration paid herein corresponds to the market value of the Property hereby conveyed as provided in the Government Guidelines.

10. The **VENDORS** assure **PURCHASER** that:

a) That the said Property described in Schedule I is free from any encumbrances whatsoever and the **VENDORS** have a clear and marketable title to the same without any encumbrance.

b) That the **VENDORS** are the sole and exclusive owners of the said property and that there is no other person or persons entitled to the said property or any part thereof in any manner whatsoever.

c) That the said property is not subject to any tenancy or mundkarial claim/right in favour of any person/s whatsoever

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d) That the **VENDORS** have no subsisting Agreement for the Sale, lease or conveyance of the said property with any other party or person besides **THE PURCHASER**, herein.

e) The **VENDORS** have not assigned or transferred their ownership rights in the said property to any other party or person prior to the execution of this deed of sale.

SCHEDULE OF THE PROPERTY

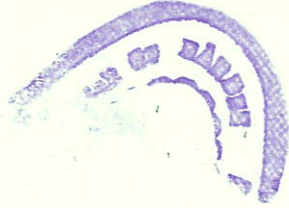
Property known as Kher situated at ward Bamonvaddo, Village of Siolim, Taluka and sub-District of Bardez, District of North Goa, State of Goa, surveyed for record of rights under survey number 52/15 admeasuring 1775 square metres and 52/16 admeasuring 50 square metres, totally admeasuring 1825 square meters, not known to be described in the Land Registration Office nor enrolled in the Revenue Office for Matriz Predial and bounded as under:



V. P. Lobo

V. P. Lobo

V. P. Lobo



East: By the property bearing survey numbers 52/17 belonging originally Raghuvir Pednekar and now to Ravindra Chodankar, retired Headmaster.

West: By the property bearing survey number 52/14 and belonging to Joao Francisco Britto.

North: By the property bearing survey number 52/13 belonging to Francis Crasto.

South: By the property bearing survey number 52/19 originally belonging to late Joao Jose Fernandes and Ara Regina Fernandes and now to Paulo Francisco Fernandes, Jose Maria Fernandes, Aleixo Rafael Fernandes.

In WITNESS WHEREOF, the parties hereto have signed and executed deed of sale in the simultaneous presence of the witnesses signing below:

V. P. D. B.

Relo

V. P. D. B.



THE VENDORS



[Handwritten signature]

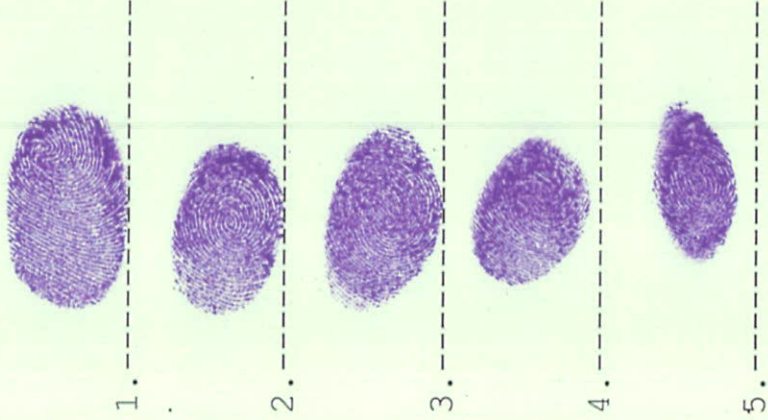
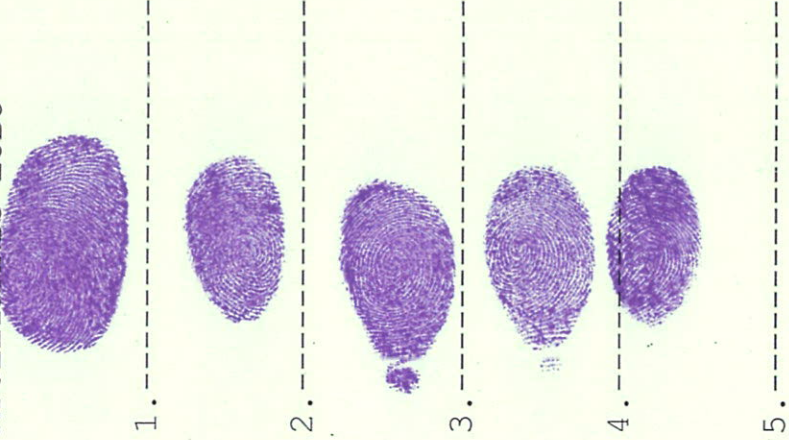
(MR. PAUL APOLLINARIS LOBO alias PAUL LOBO)

L.H.F.P.OF PAUL

R.H.F.P.OF PAUL

APOLLINARIS LOBO

APOLLINARIS LOBO



V.P. Lobo *[Handwritten signature]*

[Handwritten signature]





V.P. Lobo

2.



(MRS. VANITA RAMCHANDRA DETHE alias VANITA LOBO)

L.H.F.P.OF VANITA

RAMCHANDRA DETHE



1.



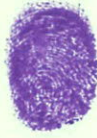
2.



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4.



5.

R.H.F.P.OF VANITA

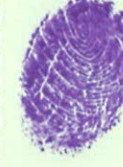
RAMCHANDRA DETHE



1.



2.



3.



4.



5.

V.P. Lobo

V. P. Lobo



THE PURCHASER:



afans

W Bragan

(MR. AGNELO BRAGANÇA
DIRECTOR OF
M/S RIVIERA CONSTRUCTION PVT. LTD.)

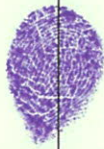
L.H.F.P.OF AGNELO R.H.F.P.OF AGNELO
BRAGANÇA BRAGANÇA

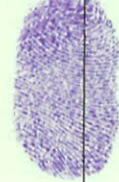
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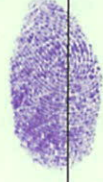

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V.P. DoBo

W Bragan

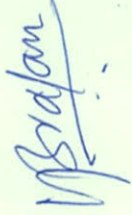


WITNESSES:

1 Dominic Vargas 

2 Catherine Rodrigues 

V.P. Lobo 

 W. Bragan



REG_1_53755_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 05-09-2018 11:34:52 AM

Document Serial Number : 3816

Presented at 11:11:00 AM on 05-09-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows;

Sr. No	Description	Rs. Ps
1	Registration Fee	240000.00
2	Processing Fees	410.00
	Total :	240410.00

Stamp Duty Required: 320000.00 Stamp Duty Paid: 320000.00

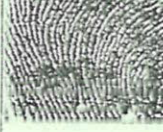
Agnelo Machado Braganca presenter

Name	Photo	Thumb Impression	Signature
Agnelo Machado Braganca S/o Late Assuncao De Braganca, UnMarried, Indian, age 67 Years, Engineer, r/oH no 149, Gaunsavaddo, Mapusa Bardez Goa pan no ACUPB4288K, Director of M/s Riviera Constructions Pvt Ltd having its office at 0-140, 2nd Floor, Gomes Complex Near Cine Alankar Mapusa Bardez Goa			

Endorsements

Executant

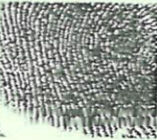
1. Paul Apolinari's Lobo @ Paul Lobo, S/o Late Benedict Paulo Lobo, Married, Indian, age 53 Years, retired, r/oH no 4/-99, Flat No B F3, 1st Floor, Dona Rosa Apartments, Porbavaddo Calangute Bardez Goa pan no ANJFL5448F

Photo	Thumb Impression	Signature
		

2. Vanita Ramchandra Detha @ Vanita Lobo, D/o Ramchandra Detha, Married, Indian, age 46 Years, Housewife, r/oH no 4/-99, Flat No B F3, 1st Floor, Dona Rosa Apartments, Porbavaddo Calangute Bardez Goa pan no AUYPL9067E

Photo	Thumb Impression	Signature
		

3. Agnelo Machado Braganca, S/o Late Assuncao De Braganca, UnMarried, Indian, age 67 Years, Engineer, r/oH no 149, Gaunsavaddo, Mapusa Bardez Goa pan no ACUPB4288K, Director of M/s Riviera Constructions Pvt Ltd having its office at 0-140, 2nd Floor, Gomes Catao Complex Near Cine Alankar Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Catherine Rodrigues , D/o R Rodrigues ,Married, Indian, age 45 Housing, Service, r/o Mapusa Bardez Goa	
2	Domini Viegas , S/o Hercules Viegas ,Married Indian, age 44 Housing, Service, r/o Flat no C-10, Alto Porvorim Goa	

TDS Paid Through HDFC Bank dated 12/08/2017, 28/09/2017, 11/11/2017& 31/08/2018, Total amount Rs 80000/- Mutation fees paid of Rs 2500/- Vide challar no 201800769878 dated 05/09/2018

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
BARDEZ

SUB-REGISTRAR
BARDEZ

3816/18

Book-1 Document
Registration Number BRZ-BK1-03946-2018
CD Number BRZD803 on
Date 05-09-2018

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By: 3816/18

Signature

Designed and Developed by C-DAC, ACTS, Pune