

(Rupees Ten lakhs Eighty One Thousand Two Hundred Only)

CITIZEN CREDIT  
CO-OP BANK LTD

*Chunedia*

Authorized Signatory

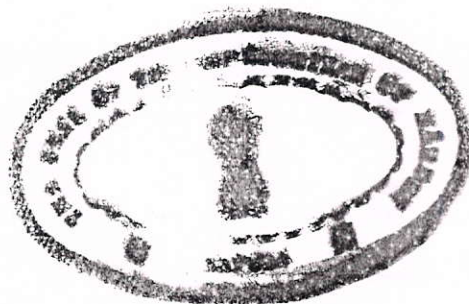
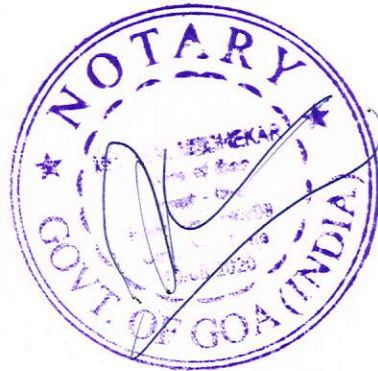
CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

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**CERTIFIED TRUE COPY**

Name of Purchaser LUXURY CASA REALTY LLP.



## DEED OF SALE



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For Luxury Casa Realty LLP

*N. L. Salunke*  
Designated Partner

THIS DEED OF SALE is executed on this Twenty Seventh day of September of the Year Two Thousand Eighteen (27/09/2018), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN

- 
- 
1. Mr. VINCENTE JOSE LISBOA alias VINCENTE JOSE CAETANO LISBOA alias VINCENT JOSEPH LISBOA, son of late Jose Francisco Lisboa, aged about 53 years, married, Engineer, holding PAN Card No. ACSPL0853C and Aadhar Card No. 2474 2101 7100, and his wife;
  2. Mrs. MARIE MELANIE LISBOA, wife of Mr. Vincente Jose Lisboa alias Vincente Jose Caetano Lisboa, alias Vincent Joseph Lisboa, aged about 48 years, married, Engineer, holding PAN Card No. AEEPL5764L and Aadhaar Card No. 6241 3079 4842, both Indian Nationals, residents of E-7, La Marvel, Dona Paula, Tiswadi, Goa, both of them hereinafter, collectively being referred to as the “VENDORS” (which expression shall be deemed to mean and include their respective heirs, administrators legal representatives, executors, successors and /or assigns jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

AND

For Luxury Casa Realty LLP

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*M. Subbarao*  
Designated Partner

3. **M/S LUXURY CASA REALTY LLP.**, a Limited Liability Partnership, having its Registered Office at 42-A, 1st Floor, Impression House, G.D. Ambekar Marg, Wadala West, Mumbai – 400 031. LLPIN No.AAH-7718, and holding PAN AAGFL5812M, represented herein by its Designated Partner, **Mr. VISHAL LAXMAN SUBHEDAR**, son of Mr. Laxman Subhedar, aged about 45 years, married, service, Indian National, residing at 17/3, Laxmi Niwas, Gokhale Road South, Dadar West, Mumbai 400028, he having been Authorized vide Resolution dated 11<sup>th</sup> September 2018, hereinafter, for brevity's sake, being referred to as the **“PURCHASERS”** (which expression shall unless repugnant to the context be deemed to mean and include its Designated Partners, Partners, last surviving Partners, legal representatives, executors, administrators, successors, assigns jointly and or severally wherever the context or meaning shall so require or permit ) **OF THE OTHER PART;**

(Vendor No.2, Mrs. MARIE MELANIE LISBOA, is represented in this Deed by her duly constituted attorney her husband, Vendor No.1, Mr. VINCENTE JOSE LISBOA alias VINCENTE JOSE CAETANO LISBOA alias VINCENT JOSEPH LISBOA, he having been appointed as such attorney in terms of Power of Attorney dated 20/01/2018, executed before Adv. Meera N. Medhekar, Notary at Panaji, Goa, under Serial No. 488 on 20/01/2018, certified copy whereof is presented along with this Deed in the Office of the Sub-Registrar of Bardez at Mapusa, Goa.)

For **Luxury Casa Realty LLP**

*V.L. Subedar*  
Designated Partner

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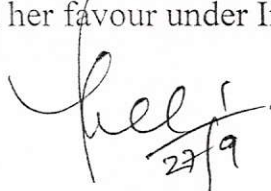


WHEREAS there exists Property known as "GORCHEM BATT" or "GORCHEM VERCHEM", admeasuring 8100.00 square meters or thereabouts, bearing Survey No.117/1, situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez under Description No.3983 at page 64 of Book No.11 (new) and under No.158 at page 159 of Book 1 (new), and enrolled in the Taluka Revenue Office under Matriz No. 753 of the first division, more particularly described in the Schedule I herein below mentioned, (hereinafter for brevity's sake be referred to as "**THE SAID PROPERTY**")

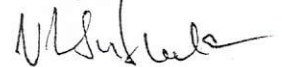


AND WHEREAS the said property known as "GORCHEM BATT" or "GORCHEM VERCHEM", admeasuring 8100.00 square meters or thereabouts, bearing Survey No.117/1, situated at Assagao, Bardez, Goa, originally belonged to Mr. Paulo Maria Lisboa, who was the resident of Assagao, Bardez, Goa;

AND WHEREAS Mrs. Maria Conceicao Fernandes e Lisboa, wife of Mr. Severino Piedade Lisboa purchased in auction held by the Court of the Judicial Division of Bardez at Mapusa, Goa, in Execution Proceedings as per the Certificate dated 03/09/1894, the one half of the said property for the debt of Rs.500/- alongwith the interest at the rate of 5% wherein the Judgment Debtor was said, Mr. Paulo Maria Lisboa, and same stands inscribed in her favour under Inscription Number 527;

  
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For Luxury Casa Realty LLP



Designated Partner

AND WHEREAS said Mrs. Maria Conceicao Fernandes e Lisboa, expired in 1918 leaving behind following children viz.,

- (i) Mr. Francisco Jose Lisboa, unmarried,
- (ii) Ms. Maria Angelica Carolina Lisboa, unmarried,
- (iii) Mr. Caitaninho Duarte Lisboa alias Caitano Jose Duarte Lisboa and his wife, Mrs. Maria IdalinaAlbertinaFloripesSilveiraLisboa,
- (iv) Mr. Jose Vicente Lisboa alias Vicentinho Jose Lisboa,
- (v) Mrs. Lucinda Julia Lisboa, married to Luis Jose D'souza,
- (vi) Mr. Diogo Joao Lisboa, married to MartimiziaAdelinaD'souza and
- (vii) Mr. Filippe Joseph Lisboa, unmarried.



AND WHEREAS in terms of Deed of Sale with Discharge on Price dated 27/05/1927, executed in the Office and before, Jose Joaquim Filipe Pinto de Menezes, Notary Public of the Judicial Division of Bardez, by Mr. Francisco Jose Lisboa, unmarried, Mrs. Maria Angelica Carolina Lisboa, unmarried, Ludomila Guilhermina Lisbao and her husband, Jose Emiterio Lobo, Caitaninho Duarte Lisboa alias Caitano Jose Duarte Lisboa and his wife, Mrs. Maria Idalina Albertina Floripes Silveira Lisboa, as First Party and Mr. Vicente Jose Lisboa alias Vicentinho Jose Lisboa, as Second Party therein and said

For Luxury Casa Realty LLP

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*N. Silva*  
Designated Partner

First Party sold and transferred the half of the said Property to the Second Party therein;

AND WHEREAS said Deed of Sale with Discharge on Price dated 27/05/1927, stands drawn at pages 12 reverse to page 15 reverse of Book No.346;



AND WHEREAS by virtue of said Deed of Sale with Discharge on Price dated 27/05/1927, said Mr. Vicente Jose Lisboa alias Vicentinho Jose Lisboa became the exclusive and absolute owner of the half of the said Property;

AND WHEREAS, Matriz Certificate bearing No.753, issued by the Taluka Revenue Office, Bardez Taluka, of the said property stands recorded in the name of said Mr. Jose Vicente Lisboa alias Vicente Jose Lisboa;

AND WHEREAS said Jose Vicente De Lisboa alias Vicente Jose Lisboa, and his wife, Mrs. Aduzinda Genoveva Condillac e Souza e Lisboa, expired leaving behind their only son, Mr. Jose Francis Lisboa alias Jose Francisco Antonio Luis Lisboa, married to Cecilia Lisboa;

For Luxury Casa Realty LLP  
  
Designated Partner



AND WHEREAS upon deaths of aforesaid, Jose Vicente De Lisboa alias Vicente Jose Lisboa, on 4<sup>TH</sup> August 1958 the necessary mutation proceedings were adopted by said Mr. Jose Francis Lisboa alias Jose Francisco Antonio Luis Lisboa, and the names of said Mr. Jose Francisco Lisboa, Mrs. Cecilia Lisboa, were entered in Form No. I and XIV of the property bearing Survey No. 117/1 along with the names of Paulo Maria Lisboa and the heirs of Paulo Lisboa who were in possession of the other half portion of survey no 117/1, the name of Paulo Lisboa was subsequently deleted from the I & XIV form .



AND WHEREAS in terms of Deed of Partition dated 07/08/1991, executed between said Mr. Jose Francis Lisboa alias Jose Francisco Antonio Luis Lisboa and his wife, Mrs. Cecilia Lisboa, as First Party, of the First Part and Mrs. Ursula Lisboa alias Ursula Giraja Vallabhan and her husband, Mr. K. N. GirajaVallabhan; Mr. Fredy Lisboa, unmarried, Ms. Filomena Lisboa, unmarried, as Second Party, of the Second Part, The Heirs Of Paulo Lisboa therein, said property was partitioned and was divided in to two parts viz., Plot A admeasuring 4050.00 square meters and Plot B, admeasuring 4050.00 square meters and Plot A was allotted to First Party therein and Plot B, admeasuring 4050.00 square meters was allotted to Second Party therein;

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For Luxury Casa Realty LLP

*U. S. Giraja*  
Designated Partner

AND WHEREAS said Deed of Partition dated 07/08/1991, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Reg. No.30 at Book No. I, Volume No.134 on 06/01/1992;

AND WHEREAS by virtue of said Deed of Partition 07/08/1991, said Mr. Jose Francis Lisboa alias Jose Francisco Antonio Luis Lisboa and his wife, Mrs. Cecilia Lisboa, became the owners of the said Plot A, admeasuring 4050.00 square meters of the said property;

AND WHEREAS said Plot A was separated from the said property bearing Survey No.117/1 and vide Letter under Ref. No.9-451-91/LS/3558 dated 21/07/1992, issued by the Office of the Director of Land Survey, Panaji, vide Court Order No. 15/224/91/PART/LAND, and was allotted a new Survey No.117/1-A; In the said Partition the area of the said plot was reduced to 3975.00 square meters, more particularly described in the Schedule II herein below mentioned, (hereinafter for brevity's sake be referred to as "THE SAID PLOT");

AND WHEREAS pursuant to the said Partition the said plot was allotted new survey number and the names of the said Mr. Jose Francisco Lisboa and his wife Mrs. Cecilia Lisboa were recorded in the Occupants Column of the Records of Rights Form No. I and XIV of

For Luxury Casa Realty LLP

*M. S. Silva*  
Designated Partner

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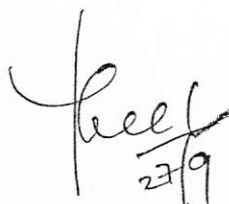
the said plot, bearing Survey No. 117/1-A of Village Assagao, Bardez, Goa;

AND WHEREAS vide Will dated 27/09/1990, drawn in the Office of the Judicial Division of Bardez, at Mapusa, Goa, at pages 57 v of Book No.161, said Mr. Jose Francisco Lisboa alias Jose Francisco Antonio Luis Lisboa, bequeathed out of his disposable quota his  $\frac{1}{2}$  share in the said plot in favour of his son, Mr. Vicente Jose Lisboa alias Vicente Jose Caetano Lisboa;

AND WHEREAS in terms of Will dated 27/09/1990, drawn in the Office of the Judicial Division of Bardez, at Mapusa, Goa, at pages 60 v of Book No.161, said Mrs. Cecilia Soares Lisboa alias Maria Cecilia Soares Lisboa, bequeathed out of her disposable quota her  $\frac{1}{2}$  share in the said plot in favour of her son, Mr. Vicente Jose Lisboa alias Vicente Jose Caetano Lisboa;

AND WHEREAS the Office of the Collector, Panaji, Goa, vide Conversion Sanad No. RB/CNV/BAR/COLL/58/2012 dated 19/03/2013, granted permission for conversion of an area admeasuring 3825.00 square meters of the said plot bearing Survey No.117/1-A, for residential use;

For Luxury Casa Realty LLP

  
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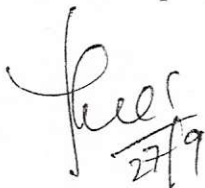
  
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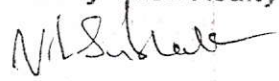
AND WHEREAS said Mr. Jose Francisco Lisboa alias Jose Francisco Antonio Luis Lisboa expired on 20/08/1992 at Germany;

AND WHEREAS in terms of Memorandum of Understanding dated 04/05/2012, executed between said Mrs. Cecelia Soares Lisboa, a widow, Mr. Vincente Jose Lisboa and his wife, Mrs. Marie Melanie Lisboa, as First Party and M/s. Quinton Construction Pvt. Ltd., a Private Limited Company, having its Office at Quinton Manor, Alto-Porvorim, Bardez, Goa, represented by its Director, Mr. Clive Lobo, as Second Party therein, said Party agreed to sell and transfer the said plot along with other property to the Second Party, on such terms and conditions more particularly set out in the said Memorandum of Understanding.

AND WHEREAS pending the aforesaid Memorandum of Understanding, said Maria Expectacao Cecilia Lisboa alias Cecilia Lisboa expired on 14/06/2013 at Vintage Hospital, St. Inez, Panaji, Goa;

AND WHEREAS said M/s. Quinton Construction Pvt. Ltd., could not purchase the said plot along with other property from the aforesaid owners,



For Luxury Casa Realty LLP  
  
Designated Partner

therefore, approached and requested the owners to cancel the aforesaid Memorandum of Understanding;

AND WHEREAS in terms of DEED OF CANCELLATION OF MEMORANDUM OF UNDERSTANDING DATED 23<sup>RD</sup> JAN 2018, executed between said Mr. Vincente Jose Lisboa and his wife, Mrs. Marie Melanie Lisboa, as First Party and M/s. Quinton Construction Pvt. Ltd., a Private Limited Company, having its Office at Quinton Manor, Alto-Porvorim, Bardez, Goa, represented by its Director, Mr. Clive Lobo, as Second Party therein, said Memorandum of Understanding dated 04/04/2012 was cancelled and advance paid by the First Party to the Second Party in sum of Rs.5,00,000/- was refunded to the Second Party therein, vide Cheque No.000006, dated 5<sup>TH</sup> FEB, 2018, drawn on HDFC BANK, CARANZALEM BRANCH;



AND WHEREAS upon deaths of said Mr. Jose Francisco Lisboa alias Jose Francisco Antonio Luis Lisboa and Maria Expectacao Cecilia Lisboa alias Cecilia Lisboa, an Inventory Proceedings bearing No.71/2018/D were filed in the Court of Civil Judge, Senior Division at Mapusa;

AND WHEREAS vide Order dated 27/9/2018, said plot was allotted to **Mr. VINCENTE JOSE LISBOA** alias **VINCENTE JOSE CAETANO**

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For Luxury Casa Realty LLP  
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LISBOA, ALIAS VINCENT JOSEPH LISBOA  
married to Mrs. MARIE MELANIE LISBOA,

AND WHEREAS also by virtue of aforesaid  
Wills both dated 27/09/1990, abovenamed Vendor  
No.1, Mr. VINCENTE JOSE LISBOA alias  
VINCENTE JOSE CAETANO LISBOA, ALIAS  
VINCENT JOSEPH LISBOA married to Mrs. MARIE  
MELANIE LISBOA, became the exclusive and  
absolute owners of the said plot;



AND WHEREAS in terms of Agreement For  
Sale dated 05/02/2018, executed between abovenamed  
Vendors, Mr. Vicente Jose Lisboa alias Vincente Jose  
Caetano Lisboa alias Vincent Joseph Lisboa and his wife,  
Mrs. Marie Melanie Lisboa as Vendors therein and M/s.  
Luxury Casa Realty LLP, as Purchaser therein, said  
Vendors agreed to sell and transfer said Plot admeasuring  
3975.00 square meters, bearing survey No.117/1-A, of  
the larger property known as "GORCHEM BATT" or  
"GORCHEM VERCEM", situated at Assagao, Bardez,  
Goa, to the Purchaser therein, for total consideration of  
Rs.6.75,75,000/- (Rupees Six Crores Seventy Five Lakhs  
Seventy Five Thousand Only), on such terms and  
conditions more particularly set out in the said  
Agreement.

AND WHEREAS said Agreement For Sale dated  
05/02/2018, stands registered in the Office of the Sub-  
Registrar of Bardez at Mapusa, Goa, under Registration

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For Luxury Casa Realty LLP  
*N. Subudh*  
Designated Partner

No.BRZ-BK1-00789-2018, CD No.BRZD794 on  
08/02/2018;

AND WHEREAS pursuant to said Agreement  
For sale the Purchasers have approached the Vendors to  
execute present sale deed in respect of said plot of the  
said property;



AND WHEREAS the Vendors have represented  
to the Purchasers that the said plot is free from any  
registered/unregistered encumbrances, liens, charges  
and there are no requisition proceedings and they have  
not created any mortgage, lien and charge on the said  
plot;

AND WHEREAS Vendors also represented to  
the Purchasers that Vendors have not entered into any  
agreement for sale either verbally or in writing, nor have  
received any court summons in respect of the said plot;

AND WHEREAS Advocate of the Purchasers,  
Mrs. Meera N.Medhekar, had published a Public Notice  
in the local news paper "Navhind Times" dated  
14/01/2018, for inviting objections if any within 10 days  
for proposed sale of the said plot but none were received  
from any person/s. that after due diligence on this plot the  
Purchasers have agreed on a price with the vendors.

*Meera*  
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For Luxury Casa Realty LLP  
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Designated Partner

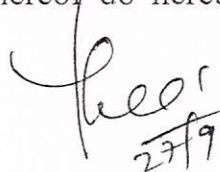


AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchasers and the Purchasers shall purchase all that plot admeasuring 3975.00 square meters bearing Survey No.117/1-A, of the larger property known as "GORCHEM BATT" or "GORCHEM VERCEM", situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, for total consideration of Rs.6,75,75,000/- (Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Only), which is present market price of the said plot and considered fair market value;

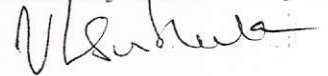
**NOW, THEREFORE, THIS DEED OF SALE**

**WITNESSES AS UNDER :-**

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 6,75,75,000/- (Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Only), paid to the Vendors by the Purchasers less tax deducted at source of Rs. 6,75,750/- (Rupees Six Lakhs Seventy Five Thousand Seven Hundred And Fifty Only ) The balance of Rs.6,68,99,250/- ( Rupees Six Crore Sixty Eight Lakhs Ninety Nine Thousand Two Hundred And Fifty Only ) is hereby paid as per details in payment Schedule-III herein below mentioned, prior to the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and

  
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For Luxury Casa Society LLP



Designated Partner



discharge the Purchasers), THEY the Vendors, as the absolute and exclusive owners of the said Plot do hereby sell, assign, release, transfer, convey and assure unto the Purchasers FOR EVER ALL that plot admeasuring 3975.00 square meters bearing Survey No.117/1-A, of the larger property known as "GORCHEM BATT" or "GORCHEM VERCEM", situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, being more particularly described in the SCHEDULE-I & II hereunder written and, for better clearness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied, or enjoyed therewith or reputed or known as part or member thereof to belong or to be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust for them hath done, committed omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said Plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all times hereafter peacefully and



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For Luxury Casa Realty LLP

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Designated Partner

quietly to hold, enter upon, have, occupy, possess and enjoy the said Plot hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, eviction, interruption, claim ad demand whatsoever from or by the Vendors or their survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendors, in to, out of or upon the said Plot or any part thereof TO HAVE AND TO HOLD all and singular the said Plot hereby granted conveyed and assured or express so to be with all their rights, members and appurtenances UNTO and to the use and the benefits of the FOREVER, subject however to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat authorities or any other public body in respect thereof.

2. AND THE Vendors do hereby for themselves, their heirs, executors and administrators, covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by

For Luxury Casa Realty LLP

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Designated Partner



any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time, and at all times hereafter at the request and cost of Vendors do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting and assuring said plot and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid, as shall or may be reasonably required by the Purchasers its successors or assigns or its Successor-in-interest.

4. AND the Vendors do hereby covenant with the Purchasers that they the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting or conveying the said Plot in the manner aforesaid or whereby the same or any part thereof, is, can or may be charges, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

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For Luxury Realty LLP  
*N. S. N. N.*  
Designated Partner



5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchasers that the said Plot hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and, that if for any defect in the title of the Vendors the Purchasers is deprived of the whole or any part of the said Plot the Vendors shall compensate the Purchasers and/or its successors-in-interest.

6. The Vendors have put the Purchasers in physical, vacant, peaceful possession of the said Plot.

7. The said plot is valued and purchased for Rs. 6,75,75,000/- (Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Only), and stamp duty of 2.9% was paid under Agreement for Sale dated 05/02/2018 therefore, this deed is embossed on balance stamp duty of 1.6% i.e. Rs.10,81,200/- (Rupees ten lakhs eight one thousand two hundred only), which is borne and paid by the Purchasers.

8. The Vendors hereby gives their explicit consent to delete the names of the Vendors from the Form I & XIV in respect of Survey No. 117/1-A of the said Plot and enter the name of Purchasers thereof.

9. The Vendors as well as the Purchasers do not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77, dated 21/08/1978.

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For Luxury Crea Realty LLP  
*N. S. Subrah*  
Designated Partner

**SCHEDULE I HEREINABOVE REFERRED TO:**

**(Description of the Property)**

ALL THAT property known as "GORCHEM BATT" or "GORCHEM VERCEM", admeasuring 8100.00 square meters, bearing Survey No.117/1, situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, said property is described in the Land Registration Office of Bardez under No.3983 at page 64 of Book No.11 (new) and under No.158 at page 159 of Book 1 (new), and enrolled in the Taluka Revenue Office under Matriz No. 753 of the first division and bounded as under:-

On or towards the East: partly by Comunidade land and Survey No. 117/5

Of Comunidade of Assgao,

On or towards the West: by Comunidade of Assagao,

On or towards the North: by Comunidade of Assagao bearing Survey

No.115, and

On or towards the South: by Survey No.117/2, 3 and 4.

For Luxury Casa Realty LLP

*VL Shukla*  
Designated Partner

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SCHEDULE II HEREINABOVE REFERRED TO:

(Description of the Plot hereby sold)

ALL THAT plot admeasuring 3975.00 square meters bearing Survey No.117/1-A, of the larger property known as "GORCHEM BATT" or "GORCHEM VERCEM", also known as 'SAKAL WADO' as per Form I & XIV, situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, said property is described in the Land Registration Office of Bardez under No.3983 at page 64 of Book No.11 (new) and under No.158 at page 159 of Book 1 (new), and enrolled in the Taluka Revenue Office under Matriz No. 753 of the first division said plot as an independent and distinct entity is bounded as under:-

On or towards the North: by Property bearing Survey No.115,

On or towards the South: by Property bearing Survey No.117/2 and 117/3,

On or towards the East: by Property bearing Survey No.117/1 and

On or towards the West: by Property bearing Survey No. 114/6.

For Luxury Casa Realty LLP

*V. S. Subedar*

Designated Partner



(Said plot more particularly described hereinabove, for better clearness, are delineated on the plan (ANNEXURE) annexed hereto and thereon is shown surrounded by red colored boundary lines.)

free  
27/9

For Luxury Casa Realty LLP

*[Signature]*

Designated Partner



SCHEDULE III HEREINABOVE REFERRED TO:

(MODE OF PAYMENT)

1. Vide D.D bearing No.011420  
dated 02/02/2018, drawn on  
HDFC Bank, Ghatkopar West  
Mumbai Branch ,in the name of Mr.  
**VINCENT JOSEPH LISBOA,**  
(paid at the time of Agreement For Sale dated 05/02/2018)  
Rs.2,00,69,775/-

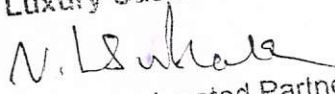
2. Vide D.D bearing No. 011421  
dated 02/02/2018 HDFC Bank,  
Ghatkopar West,Mumbai Branch  
in the name of  
**Mrs. MARIE MELANIE LISBOA**  
(paid at the time of Agreement for Sale dated 05/02/2018)  
Rs. 2,00,69,775/-

3. TDS  
Rs. 4,05,450/-  
(paid at the time of Agreement for Sale dated 05/02/2018)

4. Vide D.D bearing No.011659  
,dated 25/09/2018, drawn on  
HDFC Bank, Ghatkopar West  
Mumbai Branch,in the name of  
**Mr. VINCENT JOSEPH LISBOA**  
Rs.1,33,79,850/-

5. Vide D.D bearing No.011664  
Dated 25/09/2018, drawn on  
HDFC Bank, Ghatkopar West  
Mumbai Branch , in the name of  
**Mrs. MARIE MELANIE LISBOA**

  
27/9

For Luxury Casa Realty LLP  
  
Designated Partner

6. TDS

Rs. 1,33,79,850/-

Rs. 2,70,300/-

Total

Rs.6,75,75,000/-

(Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Only)

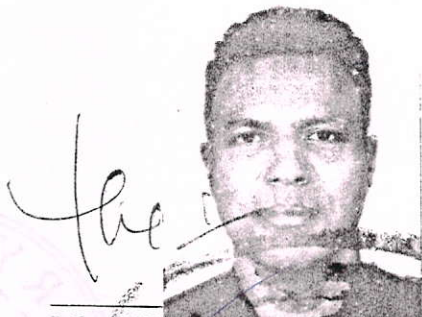
IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;

For Luxury Casa Realty LLP  
N. S. Subramanian  
Designated Partner

Shree  
27/9



SIGNED AND DELIVERED BY  
WITHIN NAMED VENDOR No.1



*the*  
22/9

Mr. VINCENTE JOSE LISBOA  
alias VINCENTE JOSE  
CAETANO LISBOA alias  
VINCENT JOSEPH LISBOA  
FOR SELF AND POWER OF  
ATTORNEY HOLDER OF  
VENDOR NO.2  
Mrs. MARIE MELANIE LISBOA



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*the*  
22/9

For Luxury Casa Realty LLP  
*NLS*  
Designated Partner

SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASERS  
M/S LUXURY CASA REALTY LLP.,  
represented herein by its  
DESIGNATED PARTNER,  
Mr. VISHAL LAXMAN SUBHEDAR,



For Luxury Casa Realty LLP  
*N. L. Subhedar*  
Designated Partner



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

IN THE PRESENCE OF:

1. *Ashu Medhekar* (Adv. Ashu Medhekar)
2. *Rakesh* RAKESH BHARDWAJ

*Heer*  
27/9

For Luxury Casa Realty LLP  
*N. L. Subhedar*  
Designated Partner

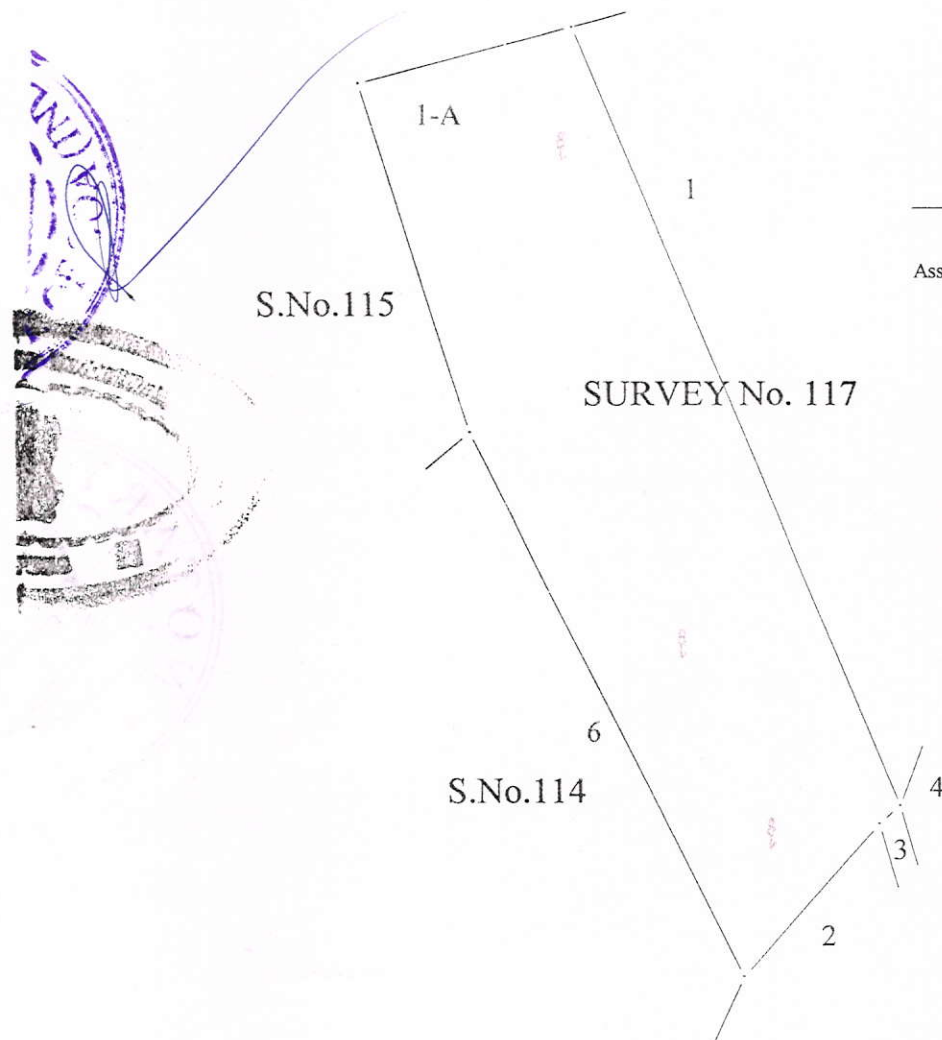


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA

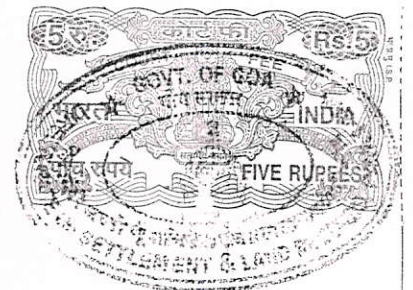
Inward No: 11453



Plan Showing plots situated at  
Village : ASSAGAO  
Taluka : BARDEZ  
Survey No./Subdivision No. : 117/ 1-A  
Scale : 1 :1000



*Anisha*  
**Anisha Matondkar**  
Asst. Survey & Settlement Officer  
Panaji-Goa



Generated By : *ALAY SAWANT* (D'Man Gr.II)  
On :26-09-2018

*Dilip M. Tamoskar*  
26/09/2018  
Compared By: Dilip M. Tamoskar (D'Man Gr.I)  
For Luxury Casa Realty *PM*

*N. S. Subramanian*  
Designated Partner





100007812134

## FORM I &amp; XIV

नमूना नं १ व १४

Date : 27/09/2018

Page 1 of 1

Taluka BARDEZ

तालुका

Village Assagao

गांव

Name of the Field Sakal Wado

शेताचे नांव



Survey No. 117

सर्वे नंबर

Sub Div. No. 1-A

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	0000.39.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.39.75

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
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.39.75

Remarks शेरा

Assessment : मापक	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant वसतीदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Vicente Jose Lisboa alias Vicente Jose Caetano Lisboa		18939	

S.No. क्र.सं.	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 धारक व्यक्तीचे नांव व हक्क प्रकार		
Nil		

## Details of Cropped Area पिकाखालील क्षेत्राचा नापशील

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

CERTIFIED COPY

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

Copy ready for delivering on 27-9-18

Copy delivered on

Copying Fees Rs 45 (Rupees)

Paid under TR 5 Receipt 201/30

Dated 27-9-18

For Luxury Casa Realty LLP

fheer  
म/१Mamlatdar of Bardez  
Mapusa - Goa

Designated Partner

\*REG\_1\_54062\_6\*

Office of Sub-Registrar Bardez

Government of Goa

Print Date &amp; Time : 28-09-2018 04:26:44 PM

Document Serial Number : 4123



Presented at 03:59:00 PM on 28-09-2018 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2365130.00
2	Processing Fees	550.00
	<b>Total :</b>	<b>2365680.00</b>

Stamp Duty Required: 1081200.00

Stamp Duty Paid: 1081200.00



Vishal Laxman Subhedar presenter

Name	Photo	Thumb Impression	Signature
Vishal Laxman Subhedar, S/O Laxman Subhedar , Married, Indian, age 45 Years, Service, r/o 17/3, Laxmi Niwas, Gokhale Road, South Dadar West Mumbai-400028 Designated Partner of M/S Luxury Casa Realty LLP, having its reg office at 42-A, 1st Floor, Impression House, G.D. Ambekar Marg, Wadala West, Mumbai-400031, holding pan no AAGFL5812M, Vide Resolution dated 11/09/2018			For Luxury Casa Realty LLP <i>V.L. Subhedar</i> Designated Partner

## Endorsements



Executant

1. Vincente Jose Lisboa@Vincente Jose Caetano Lisboa@Vincent Joseph Lisboa, S/O Late Jose Francisco Lisboa, Married, Indian, age 53 Years, Engineer, r/o E-7, La Marvel, Dona Paula, Goa Pan no ACSPL0853C, POA for self and vendor no 2 dated 20/01/2018 executed before notary Adv Meera Medhekar at Panaji under reg no 488/2018

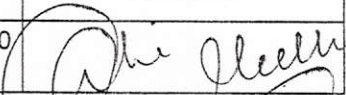
Photo	Thumb Impression	Signature
		<i>V.L. Lisboa</i>



2 . Vishal Laxman Subhedar, S/O Laxman Subhedar, Married,Indian,age 45 Years,Service,r/o17/3, Laxmi Niwas, Gokhale Road, South Dadar West Mumbai-400028 Designated Partner of M/S Luxury Casa Realty LLP, having its reg office at 42-A, 1st Floor, Impression House, G.D. Ambekar Marg, Wadala West, Mumbai-400031, holding pan no AAGFL5812M, Vide Resolution dated 11/09/2018

Photo	Thumb Impression	Signature
		For Luxury Casa Realty LLP N.L. Subhedar Designated Partner

Identification

Sr No.	Witness Details	Signature
1	Adv Aalisha Medhekar , D/O Nivrutti Medhekar, UnMarried, Indian, age 30 Years, Advocate, r/o Panaji Tiswadi Goa	

SUB-REGISTRAR  
EARDER

TDS paid through HDFC Bank dated 26/09/2018 Rs 2,70,300/- Mutation fees of Rs 2500/- is paid vide challan no 201800834151 dated 28/09/2018

Scanned By:-

SUB-REGISTRAR  
EARDER

Signature:-

Designed and Developed by C-DAC, ACTS, Pune





4123/18

Book-1 Document  
Registration Number BRZ-BK1-04231-2018  
CD Number BRZD803 on  
Date 28-09-2018

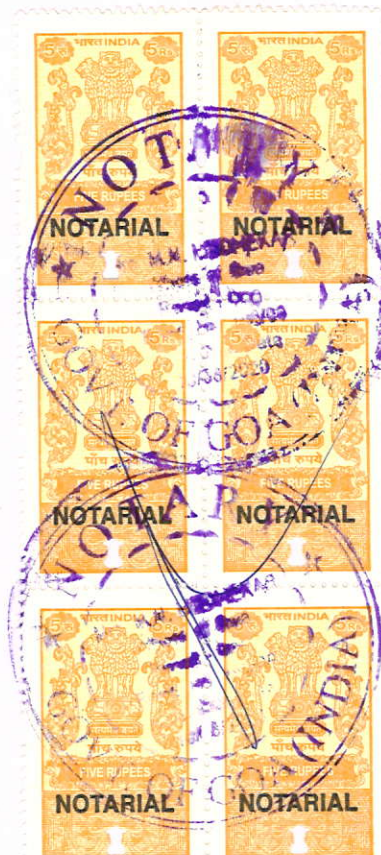
Sub-Registrar (Bardez)

Scanned By *Skobha*

Signature: *Meera*

Designed and Developed by C-DAC, ACTS, Pune

Certified True Copy of the Original  
Reg. No. 6486 Dated 10/10/18



*Meera Medhekar*  
**MEERA MEDHEKAR**  
ADVOCATE & NOTARY  
Pinto Chambers, M. B. Road,  
Panaji - Goa  
Cert Exp. Date 10/03/2020

APPLICATION FOR MUTATION OF LAND RECORDS

COURT FEE STAMP OF Rs. 5 /-

1. Name of Applicant: LUXURY CASA REALTY LLP
  2. Detail postal address of the applicant: 42-A; 1<sup>st</sup> floor; Impreson House;
  3. Contact details of the Applicant: G.D. Ambedkar Marg; Madala West  
a. Email address: Mumbai  
b. Cellular Number: 9561399658
  4. Name of the Property acquired: GORCHEM BATTI GORCHEM VERLEM/80
  5. Survey Number and area of the property acquired: SAVAL WADO.  
117 / 1 -A
  6. Village and Taluka in which the property is acquired: Anagao Banded
  7. Mode in which the property is acquired: Sales Deed  
Sale deed/gift deed/Court decree/any other, specify
  8. Name of the person from whom the property is acquired: Mr. Vincente Gore Lisboa  
and Mrs. Marie Melaine Lisboa
  9. Detail postal address of the person from whom the property is acquired
  10. Details of registration of the document relied on
    - a. Registration No.
    - b. Book No.
    - c. CD No.
    - d. Date
- I the undersigned Shri/Smt/Kum- LUXURY CASA REALTY LLP request  
the Mamlatdar of Banded Taluka to mutate the land records pertaining to Survey  
No. 117 Sub Division 1-A of Anagao Village  
of Banded Taluka to include the name of the undersigned as occupant/Co-  
occupant for an area of 3975.00 sq mts.
- Necessary fees of Rs. .... is paid vide Challan No. .... dated .....

N.L. Subhela  
Signature of applicant,  
Name of applicant

Before the Civil -Cum-Sub Registrar of Banded

Place: Mapusa - Goa

Date: 28/09/2018



Government of Goa  
Directorate of Accounts  
e-Challan



201800834151

Name of the Bank SBI MAPUSA  
Department 15 - COLLECTORATE, NORTH GOA  
Challan Ref. No. M/698/18

Treasury 15 | STO-MAPUSA  
DDO 125 - Mamlatdar Bardez Map  
Date 28/09/2018

LUXURY CASA REALITY LLP BY VISHAL SUBHEDAR,  
ASSAGAO

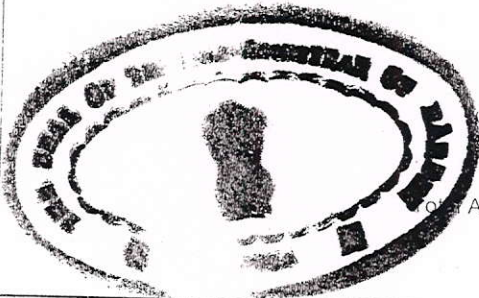
Nature of Remittance

0029 - Land Revenue  
00 - ----  
101 - Land Revenue Tax

MUTATION FEES

01 - 00 - Land Revenue Tax

2500



Amount:

2500

(Rupees Two Thousand Five Hundred Only)

Signature of Remitter

(Customer Copy)

Signature and Designation  
of the Officer (if required)

Valid upto: 04/10/2018

(Receipt is valid only after bank seal)

Print Date: 28/09/2018