



**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez**



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 1508700/-

(Rupees Fifteen Lakhs Eight Thousand Seven Hundred only)

PAID VIDE E-RECEIPT NO 202400840959 DATED :21-Nov-2024,

IN THE GOVERNMENT TREASURY.



Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400067481
DOCUMENT SERIAL NUMBER	:	2024-BRZ-6962
DATE OF PRESENTATION	:	11-Dec-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-6764-2024
DATE OF REGISTRATION	:	11-Dec-2024
NAME OF PRESENTER	:	Nithin Bhatia Designated Partner Of Vivienda Luxury Homes LLP
REGISTRATION FEES PAID	:	₹905210/-
PROCESSING FEES PAID	:	₹5080/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400840959

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 21-11-2024 16:59:01

Name and Address of Party : Nitin | 9949923571
Villa No 48 Aditya Casa Grande Gandipet KV Rangareddy Telangana

Service:	Stamp Duty	Amount
	Stamp Duty	₹ 1508700.00
	Total Amount :	₹ 1,508,700.00

(Rs. Fifteen Lakh Eight Thousand Seven Hundred Only)

Department Data: 202400067481 NOTARY|202400067481 NOTARY

Bank ref No:
Status: Success
Payment Date: 21-11-2024 17:25:05

Reprint Date: 26/11/2024 15:22:32



Dr. No. 2024-BR2-6962

11/12/2024

DEED OF SALE

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THIS DEED OF SALE is executed at Mapusa, Goa, on this th11 day of December of the year 2024.

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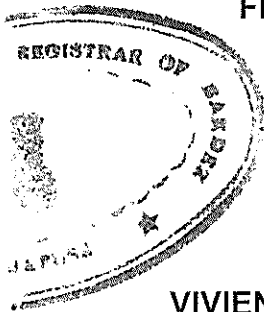


BETWEEN

1. **Mr. Jaime Antonio Figueira**, son of Mr. Juliao Faustino Figueira, aged 64 years, Portuguese National, having OCI Card bearing No. _____, and Passport bearing no No. _____; AND Pan card bearing no. _____

2. **Mrs. Joyce Nazareth alias Joyce Figueira alias Joyce Nazareth Figueira**, daughter of Mr. Donald Micheal Teoton Nazareth, aged 64 years, married Portuguese National, having OCI Card bearing No. _____, and Passport bearing no No. _____; AND Pan card bearing no. _____

both residents of 2/1-C, Xell Vaddo Bastora North Goa 403507 hereafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors-in-interest and permitted assigns) of the **FIRST PART.**



AND

VIVIENDA LUXURY HOMES LLP, a Limited Liability Partnership, bearing LLP Identification No. _____, PAN Card bearing No. _____

Email ID: nitin@vlh.co.in, Ph.: +91 _____, and having its registered office at: 8-2-686/B/1 Road No. 12, Banjara Hills, Hyderabad, Telangana – 500 034, represented herein by its Designated Partner viz., **MR. NITIN BHATIA**, son of Major Bridhiv Bhatia, aged about 53 years, Married, Service, Indian National, holding PAN Card bearing no: _____, Aadhaar Card bearing No. _____ 71, resident of:



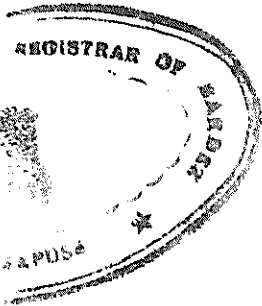
Villa No. 48, Aditya Casa Grande, Gandipet Road, Gandipet, K.V. Rangareddy Telangana – 500 075, duly authorised vide LLP Resolution dated 04/12/2024, hereinafter referred to as the “PURCHASER ” (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being, the last surviving partner and its permitted assigns, heirs, administrators, executors, nominees and successors-in-interest) of the **SECOND PART**.

The **VENDORS** and the **PURCHASER** are, wherever the context so requires, hereinafter individually referred to as “Party” and collectively as “the Parties”.

WHEREAS:

A. The Vendors have represented to the Purchaser as follows:

- i. There exists all that property known as “BORVON” or “SAVORICHE BHATTA”, situated at Village Ucassaim, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Ucassaim, which property is described in the Land Registration Office of Bardez under no. 9654 at pages 112 reverse of Book B-25, and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz nos 7 and 8 of the First Circumscription of Ucassaim and surveyed under Survey No. 80, Sub-Division No. 1, situated at Village Ucassaim, Taluka Bardez, Sub-District of North Goa, State of Goa.. (hereinafter referred to as the Said Entire Property).
- ii. The Said Entire Property was originally inscribed under no 2531 and described under no. 9654.



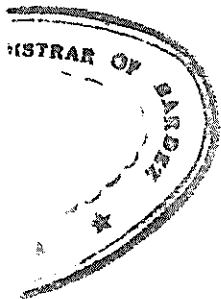
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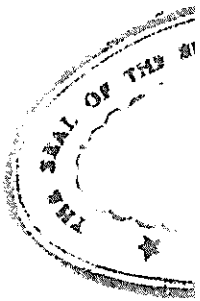
- iii. Vide The Manual Form I and XIV it is observed that the name of Sofia D'Sa appears in the Occupants column of the Said Entire Property.
- iv. Vide Form III the name of Sofia D'Sa is recorded under mutation no. 318 with respect to the Said Entire Property.
- v. Vide Deed of Sale dated 06/11/1972, registered under no. 6009 of Book no. 1 Vol No. 68 at pages 104 to 108 on 21st December 1972 Sofia Pulqueira Josephina de Jesus e Sa, a spinster, sold a portion of all that property known as "**BORVON**" or "**SAVORICHE BHATTA**" totally admeasuring 1680 Sq.mts, situated at Village Ucassaim, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Ucassaim, which property is described in the Land Registration Office of Bardez under no. 9654 at pages 112 reverse of Book B-25, and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz nos 7 and 8 of the First Circumscription of Ucassaim situated at Village Ucassaim, Taluka Bardez, Sub-District of North Goa, State of Goa, forming part of the Said Entire Property to Constancio Fernandes was married to Valentina Purificacao Fernandes.
- vi. Thereafter Constancio Fernandes vide mutation no. 645 had his name mutated in the Form I and XIV of the Said Entire Property.



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A handwritten signature in black ink, appearing to read "J. Nazareth".

A handwritten signature in black ink, appearing to read "Constancio Fernandes", overlaid on a circular stamp. The stamp contains the text "REGISTRAR OF BARDEZ" and "NORTH GOA" around the perimeter, with a star in the center.



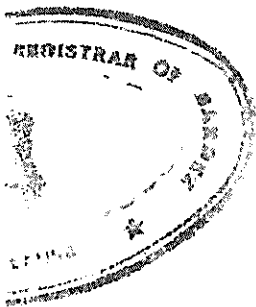
vii. Further Contancio Fernades vide Mutation no. 764 had all that property known as “BORVON” or “SAVORICHE BHATTA” totally admeasuring 1680 Sq.mts, situated at Village Ucassaim, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Ucassaim, which property is described in the Land Registration Office of Bardez under no. 9654 at pages 112 reverse of Book B-25, and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz nos 7 and 8 of the First Circumscription of Ucassaim situated at Village Ucassaim, Taluka Bardez, Sub-District of North Goa, State of Goa, forming part of the Said Entire Property partitioned and a separate Survey no was allotted i.e. Survey no. 80/1A of Village Ucassaim Bardez Taluka. (hereinafter referred to as the Said Property)

viii. Constancio Fernandes expired on 27th April 2002 leaving behind his widow Valentina Purificacao Fernandes; and his two children, namely:

- a. Mr. Joseph Perpet Santan married to Mrs. Patricia Molly Lumina Coelho e Fernandes and
- b. Mrs. Irene Geraldina Fernandes alias Irene Geraldine Dias married to Joseph Dias alias Jose Marcos Dias

Therefore, Constancio Fernandes' share in the Said Property devolved unto his two children equally.

ix. Thereafter vide a Deed of Sale 30/07/2007 registered under no, 4654 at pages 166 to 181 of Book I Vol no. 2283 dated 17/09/2007, Valentina Purificacao Fernandes, Mr. Joseph Perpet Santan, Mrs.





Patricia Molly Lumina Coelho e Fernandes, Mrs. Irene Geraldina Fernandes alias Irene Geraldine Dias and Mr. Joseph Dias alias Jose Marcos Dias sold the Said Property to Jaime Antonio Figueira.

- x. Thereafter the name of Jaime Antonio Figueira came to be mutated under mutation no. 44620 in the form I and XIV.
- xi. Vide Land Use Zoning Certificate bearing reference no. TPBZ/ZON/16026/UCASS/TCP-2024/3996, DATED 13/05/2024, issued by the office of the Senior Town Planner Town and Country Planning Department Mapusa Bardez Goa it is observed that the Said Property falls in Settlement Zone overlapped Partly with no development slope having VP-2 status with permissible FAR 60.
- xii. Vide the Nil Encumbrance Certificate, NEC/9/2024/1187, bearing receipt no. 2024-25/9/1003, issued by the Civil Registrar cum Sub Registrar, Bardez Mapusa Goa, it appears that there were no encumbrances affecting the **Said Property** from 17/09/2007 to 22/04/2024.



B. The Vendors herein is now desirous of selling and transferring to the Purchaser herein, all that property known as “BORVON” or “SAVORICHE BHATTA” totally admeasuring 1762 Sq.mts, situated at Village Ucassaim, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Ucassaim, which property is described in the Land Registration Office of Bardez under no. 9654 at pages 112 reverse



of Book B-25, and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz nos 7 and 8 of the First Circumscription of Ucassaim situated at Village Ucassaim, Taluka Bardez, Sub-District of North Goa, State of Goa and is more particularly described in the **Schedule** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**".

C. Pursuant to issuance of the Public Notice dated 10/10/2024, published in the Navhind Times (in English), and Gomantak (in Marathi), no claims and/or objections and/or notice and/or Letters and/or any written correspondence were received.

D. Pursuant to the negotiations between the Vendors and the Purchaser, and the Purchaser having perused the documents of title as furnished by the Vendors to the Purchaser for the diligence of the Purchaser and relying on the representations, assurances and warranties of the Vendors as stated herein and believing the same to be true and correct, the Purchaser has agreed to purchase and acquire all the right, title and interest of the Vendors in the **Said Property** free from all or any encumbrances, claims and demands of whatsoever nature for the aggregate consideration of **Rs.3,01,73,600/- (Rupees Three Crores One Lakh Seventy Three Thousand Six Hundred Only)** and on the terms and conditions hereinafter stated.

E. The Vendors have further represented, assured and warranted to the Purchaser as follows:





1. The title of the Vendors to the **Said Property** is clear, marketable and free from any encumbrances whatsoever;
2. The Vendors is in exclusive use, occupation and possession of the **Said Property** and has not parted with the possession of the **Said Property** to any other person;
3. The **Said Property** or any part thereof is not reserved for any public use or acquired by any government authority, judicial, quasi-judicial authority or by any local/state/central bodies for any purpose.
4. The tenure of the **Said Property** is freehold;
5. Neither the Vendors nor anyone on its behalf has otherwise entered into any agreement or arrangement whether oral or written for sale or otherwise transferred or dealt with the **Said Property** or any part thereof or created any right or interest in favour of any third party in respect of the **Said Property**;
6. Neither the execution nor the delivery of this Deed of Sale nor the consummation of the transactions contemplated herein conflict with or result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals, consents, to which the Vendors is a party or by which the Vendors is bound;
7. There are no prohibitory orders or any attachment orders passed by any judicial, quasi-judicial authority or by any local/state/central bodies, or otherwise any liabilities in respect of the **Said Property** or any part thereof;
8. There are no claims, demands etc., including but not limited to the income tax, wealth tax, sales tax authority or any other taxation proceedings, whether for recovery or otherwise, initiated by any



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taxation authorities or local authorities pending, with respect to the **Said Property** or any part thereof.

9. The Vendors have further assured the Purchaser that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened against or with respect to the **Said Property**;

10. There are no suits, revenue proceedings or any other proceedings or arbitrations under any law for the time being in force filed by and/or against the Vendors herein before any person, court, authority or tribunal including the National Company Law Tribunal and the National Company Law Appellate Tribunal, in which an award, order, decree or injunction has been passed, which may result in the attachment and/or sale of the **Said Property** and/or any part thereof and/or the right, title, share and interest of the Vendors in the **Said Property** nor does the Vendors have any reasonable apprehension of any event or circumstance likely to give rise to or result in such suit, proceeding or arbitration.

11. The Vendors alone is entitled to all the proceeds of sale from the **Said Property**;

12. There are no claims, actions or judicial proceedings which would affect and/or, obstruct the ownership, use and occupation by the Purchaser of the **Said Property** sold to Purchaser under this Deed of Sale or would affect the enforceability or performance of this Deed of Sale or the completion of the transaction contemplated herein;

13. The Vendors undertakes that the **Said Property** is unencumbered and free from any mortgage, charge, lien, claims or demand in or



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A handwritten signature in black ink, appearing to be "J. Nazareth".

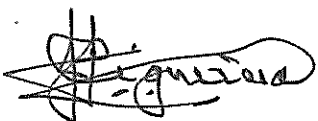


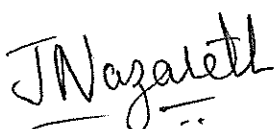
over the same or any part thereof either by way of sale, gift, will, exchange, mortgage, trust, lease, tenancy, easement, sub-tenancy, leave and license, lis-pendens, inheritance, hypothecation, loan surety, security lien, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever or otherwise and that there are no third parties on the **Said Property** either as trespassers or squatters;

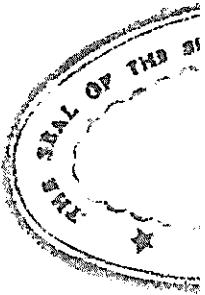
14. No notice from any Government, Village Panchayat, or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town planning Act, the Panchayat Raj Act, the Income Tax Act or any other statute has been received or served through registered post or hand delivery upon the Vendors in respect of the right, title and interest in the **Said Property** or any part thereof which restricts or may restrict the execution of these presents;
15. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, including the National Company Law Tribunal and the National Company Law Appellate Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disentitling the Vendors from dealing with and/or disposing its right, title, interest and share in the **Said Property** or entering into these presents;
16. Neither the Vendors nor any person/s claiming by, through or under the Vendors have created any adverse rights and/or entered into any Agreement for Sale, arrangement for sale or otherwise created any





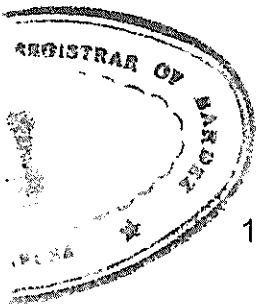






adverse rights in respect of its right, title and interest in the **Said Property** or any part thereof or otherwise parted with the possession of the **Said Property** or any part thereof in part performance of any agreement or executed any Power of Attorney in favour of any person/s to deal with the **Said Property** or authorizing sale of its right, title, interest and share in the **Said Property** or taken any deposit in the form of earnest money deposit or otherwise whereby the Vendors are prevented from entering into these presents with the Purchaser;

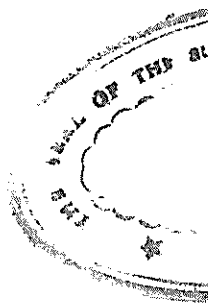
17. No loans or financial assistance are availed by the Vendors from any Banks and other financial institutions or any person/individual, against its right, title and interest in the **Said Property** or any part thereof;
18. Till date no possession of the **Said Property** or any part thereof has been taken over by any local authorities or authorities of Central or State Government and no benefits or compensation in lieu thereof has been received/obtained by the Vendors herein;
19. All the taxes, rates, assessments, duties, land revenue, etc., payable by the Vendors to the Village Panchayat, State or Central Government and any other concerned authority/entity in respect of the **Said Property** have been paid till the date of execution of these presents. In the event, any amounts are found to be due on the date of execution of the present Deed, the payment of the same shall be the sole responsibility of the Vendors, irrespective of when the bill or notice for such payment has been issued or received;
20. The Vendors have all necessary approvals and permissions required under the Applicable Laws (to mean and include all laws,



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statutes, ordinances, regulations, guidelines, policies and other pronouncements by any State, Governmental Authority having the force of law in India) to enter into this Deed and is otherwise entitled to enter into this Deed and perform all the obligations and do all such acts as may be necessary for the consummation of the transaction contemplated herein and that no further approvals or permissions are required from any authority under the Applicable Laws.

21. The Vendors have in its possession all the original documents of title in respect of the **Said Property** as listed in **ANNEXURE "B"** hereto. Neither the Vendors nor any person/s claiming by, through or under the Vendors have parted with the possession or control of the original title documents to any third party with an intention to create any mortgage or charge or encumbrance or other interest or third party rights of any nature whatsoever in respect of the same.
22. Copies of all documents supplied by the Vendors are true and correct in all respects;
23. All the money, as were due and payable by the Vendors and its predecessors-in-title in respect of the **Said Property**, have been paid upto date and that no amount is due and payable and/or no action/demand has been initiated/raised either against the Vendors or its predecessors in title in respect of the **Said Property** for any reasons whatsoever.
24. There is no restriction for the transfer of the **Said Property** under the Goa, Daman and Diu Land Revenue Code, 1968 and/or The Transfer of Property Act, 1882, Code of Comunidades, and/or any local, state, central acts currently in force.
25. The **Said Property** is an open of land.



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J. Nazareth





26. The **Said Property** has an access.
27. There is no right of ways, passages and other easement rights that exist on the **Said Property** hereby transferred, sold and conveyed by the Vendors.
28. There are no boundary disputes with the owners/occupants of the adjoining properties or any other person.

F. The market value of the **Said Property** hereby sold and transferred is **Rs.3,01,73,600/- (Rupees Three Crores One Lakh Seventy Three Thousand Six Hundred Only)** and stamp duty of **Rs. 15,08,700/- (Rupees Fifteen Lakhs Eight Thousand Seven Hundred Only)** is paid on this Deed of Sale. The said market value constitutes the entire Sale Consideration amount payable in respect of the **Said Property**.

G. The parties to this Deed of Sale hereby declare that they do not belong to the Scheduled Caste/Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

H. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the aforesaid and relying upon the representations and declarations of the Vendors, the Purchaser has agreed to purchase the **Said Property** and have agreed to pay to the Vendors an aggregate consideration of **Rs.3,01,73,600/- (Rupees Three**





Crores One Lakh Seventy Three Thousand Six Hundred Only), being the full and final consideration payable by the Purchaser to the Vendors, which has been paid by the Purchaser to the Vendors, as more particularly described hereunder:

- a. An Amount of Rs.1,14,78,037/- (Rupees One crore Fourteen Lakhs Seventy-Eight Thousand and Thirty-Seven Only) being the consideration paid by the Purchaser to the Vendor no. 1, vide Demand Draft bearing no.001729 dated 10/12/2024, drawn on HDFC Bank, as part sale consideration. (The payment and receipt whereof the Vendors do hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser.)
- b. An Amount of Rs.1,14,78,037/- (Rupees One crore Fourteen Lakhs Seventy-Eight Thousand and Thirty-Seven Only) being consideration paid by the Purchaser to the Vendor no. 2, vide Demand Draft bearing no.001728 dated 10/12/2024, drawn on HDFC Bank, as part sale consideration. (The payment and receipt whereof the Vendors do hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser.)
- c. In view of the notification dated 1st June 2013, the Purchaser has paid towards Tax Deducted at Source, an amount of Rs. 72,17,525/- (Rupees Seventy Two Lakhs Seventeen Thousand Five Hundred and Twenty Five Only) on 10/12/2024, being 23.92% of the total consideration amount.

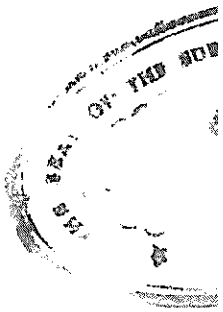


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J. Nagarath

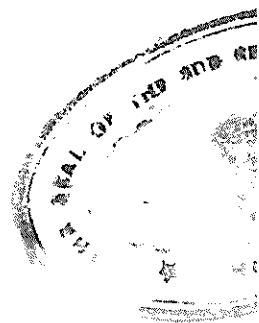
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Upon receipt of the entire sale consideration as aforesaid, the Vendors does hereby irrevocably grant, sell, convey, transfer and assure unto the Purchaser to have and to hold as an absolute and exclusive owner, without any interruption or disturbances by the Vendors or any persons claiming through or under the Vendors, free from all encumbrances, court attachments, litigations, maintenance, charges, claims and demands, all its right, title, interest, claim and possession of all that property known as **"BORVON" or "SAVORICHE BHATTA"** totally admeasuring 1762 Sq.mts, situated at Village Ucassaim, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Ucassaim, which property is described in the Land Registration Office of Bardez under no. 9654 at pages 112 reverse of Book B-25, and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz nos 7 and 8 of the First Circumscription of Ucassaim and presently surveyed under Survey No. 80, Sub-Division No. 1A, situated at Village Ucassaim, Taluka Bardez, Sub-District of North Goa, State of Goa, hereinafter referred to as the **"Said Property"**, which property is more particularly described in the **Schedule** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as **"Annexure A"**, **TOGETHER WITH** all the rights, title, interest, ownership, possession, share, claim, demand and all the rights, benefits, privileges, and advantages in and to the **Said Property** and every part thereof, including but not limited to the entire present and future Floor Area Ratio, transferable development rights and development potential in respect of the **Said Property** and/or arising therefrom of whatsoever nature and by whatsoever name called and all the benefits in lieu of the reservations/set-back area that are available or shall become available in future, with respect to the **Said**





PROPERTY, TOGETHER WITH all structures, fencing, compound walls, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the **Said Property** or land or ground hereditaments or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto and to exclusively be entitled to all benefits and privileges with right to exclusive appropriation thereof **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendors into out of or upon the **Said Property** or any part thereof **AND TO HAVE AND TO HOLD** all and singular the **Said PROPERTY**, hereditaments and premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, , the heirs, executors and administrators of the last survivor and its assigns, absolutely forever to possess, use and enjoy by the Purchaser, the heirs, executors and administrators of the last survivor and its assigns, freely and absolutely with full right of enjoyment and possessing the **Said Property** free from all encumbrance, charges, lien, right or demand of any kind whatsoever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Panchayat or any other public body or local authority in respect thereof by the Vendors for the period upto the date of these presents.



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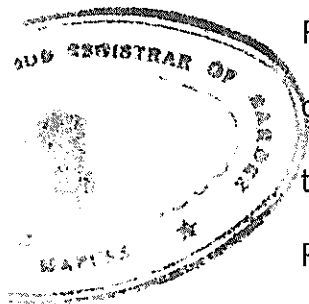


2. **AND** the Vendors does hereby acknowledge that the Purchaser are now the owners of the **Said Property AND THE** Vendors does hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary **AND THAT** the Vendors now has in itself good right, full power and absolute authority to grant, release, convey, transfer and assure the **Said Property** hereby granted, conveyed, transferred and assured or intended so to be unto and for the use of the Purchaser **AND THAT** it shall be lawful for the Purchaser from time to time at all times hereafter to peacefully and quietly hold, enter upon, have, use, occupy, possess and enjoy the **Said Property** hereby granted, conveyed, transferred and assured every part thereof with 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 or lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or its executors, successors, assigns and administrators or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Purchaser, the Vendors, its heirs, successors, assigns, executors and administrators shall keep sufficiently saved, defended, hold harmless and shall keep indemnified and held harmless the Purchaser of from and against all claims, actions, suits, proceedings, dues including any outstanding government or statutory dues, demands, disputes, losses, damages,



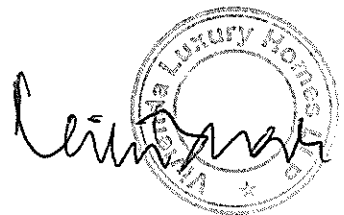


costs, expenses, estates, title, charge and encumbrances whatsoever either already or hereafter made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them in respect of the **Said Property** or otherwise in the event of (i) any representative statements, warranties and covenants of the Vendors being incorrect and untrue and/or on account of the negligent acts or omission by the Vendors; and (ii) any defect in title of the **Said Property** any third party claims relating to the title of the Vendors; and (iii) any breach, inaccuracy, error or omission in any of the representations, warranties, covenants, assurances and other terms and conditions of this Deed of Sale; (iv) any liabilities of any nature whatsoever in respect of the **Said Property and/or Said Property** pertaining to the period prior to the date of this Deed of Sale; (v) any misrepresentation by the Vendors withholding any material fact or information from the Purchaser that would have been critical to the Purchaser evaluation of this sale transaction and also for concluding on clear title and marketability of the **Said Property** (vi) any interference with the quiet and peaceful possession and use of the **Said Property** by the Purchaser; (vi) non-payment of any statutory dues, levies, taxes, assessments, duties, charges, costs, any other claims, etc. till the date of the execution of this Deed of Sale i.e. payment of statutory dues, levies, taxes, assessments, duties, charges, costs, etc. in respect of the **Said Property**, falling in arrears till the date of execution of this Deed of Sale; (viii) pendency of any acquisition proceedings, litigation, existence of rival claim, minor's interest or any charge, mortgage, maintenance charges or leasehold right over the **Said Property**, if any, created by Vendors and its predecessors in title; (ix) in consequence of any breach, default or



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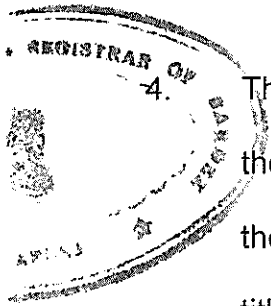
[Handwritten signature: J. Nazareth]





violation committed by the Vendors or its agents, in the due compliance or observance of any law, rule or regulation of the Government or any statutory authority or local body concerning the purchase, holding, occupation, renting or any matters incidental thereto or otherwise howsoever in relation to the **Said Property**; and (x) any default in statutory/regulatory compliances in respect of the **Said Property**.

3. The Vendors is aware of the fact that in addition to the due diligence and verification carried out by it, the Purchaser has also relied on the correctness of the statements set forth in this Deed of Sale and have agreed to pay the amounts in this Deed of Sale in consideration of the Vendors selling, conveying and transferring all the right, title interest in the **Said Property** to the Purchaser. The Parties agree that the Recitals form an integral part of this Deed of Sale.



The Vendors assures the Purchaser that if the Purchaser are deprived of the **Said Property** or any part thereof on account of any legal defect in the title of the Purchaser to the **Said Property** arising out of the defect in title of the Vendors to the **Said Property**, then the Vendors will be liable and responsible to make good the loss suffered by the Purchaser and shall keep the Purchaser indemnified, saved and harmless against all such losses, costs and expenses accruing thereby to the Purchaser.

5. The Vendors agrees and undertakes that on execution of this Deed of Sale the Vendors have been left with no right, interest or title in the **Said Property** and the Purchaser shall have the absolute right to transfer, assign, convey encumber, charge, mortgage the **Said Property** to any



person at such terms and conditions they deem fit and proper at its sole discretion and deal with the **Said Property** in any manner whatsoever.

6. **AND FURTHER** the Vendors and its heirs, executors and administrators shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, matters and things, conveyance and assurances in law whatsoever for the better, further and more perfectly and absolutely granting conveying and assuring the **Said Property** and every part thereof unto and to the use of the Purchaser in the manner aforesaid and as shall be required by the Purchaser.

7. **AND** further the Vendors, its heirs, successors, assigns, executors and administrators do hereby indemnify and keep indemnified the Purchaser and/or its successors in-title in respect of any claim or demand made or which may hereafter be made on or in respect of the **Said Property** or in respect of the title of the Vendors to the **Said Property** account of non-availability of the original or copies of the title deeds of the **Said Property/ Said Property** or on account of any representations made by the Vendors being found to be misleading and incorrect and/or on account of the negligent acts or omission by the Vendors and/or in the event the title of the Vendors to the **Said Property** being defective and/or not clear.

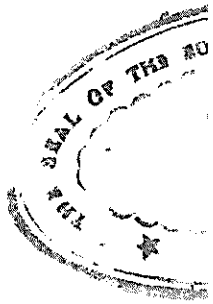
8. **AND THAT** the Vendors confirm and record that on execution of these presents the **Said Property** and all the benefits, right title and interest therein has vested in the Purchaser and that they have put the Purchaser



[Handwritten signature]

J. Nazareth

[Handwritten signature]



in quiet, peaceful and vacant possession of the **Said Property** as owner thereof.

9. **AND** the Vendors does hereby agree and undertake to sign and execute such Deeds, Documents, Agreements, Forms, Affidavits, Applications, letters, NOC's, etc. as the Purchasers may require for effectively transferring the right title and interest in the **Said Property** in favour of and in the name of the Purchaser in the revenue records and in such other Government and Semi Government records, the Panchayat Tax and as may be required and to do all other acts, deeds matters and things in relation thereto solely at the cost of the Purchaser;

10. **AND THE VENDORS** does hereby covenant with the Purchaser that the Vendors shall simultaneously with the execution hereof hand over to the Purchaser all the original/certified/certified true copies of the title deeds and documents in respect of the **Said Property**, more particularly listed out in **Annexure B**. It is clarified that the Vendors have not handed over the original title documents, which pertain to the **Said Property**. The Vendors hereby agrees to give inspection of the said original title documents to the Purchaser or its successors-in title or any other person/s including banks and housing finance institutions, as and when called upon to do so.

11. **AND THE VENDORS** further declares that they shall render full co-operation to the Purchaser, without claiming any further costs, in getting the **Said Property** demarcated and sub-divided in all the land and revenue records and physically on the **Said Property** and clearing all





objections thereto at the exclusive costs to be borne by the Purchaser and shall execute all documents granting its No objection for the same.

12. **AND THE** Purchaser hereafter shall be the exclusive, legal and absolute owners of the **Said Property** and the Vendors further declare that they have No Objection for the inclusion of the name of the Purchaser in the Form I and XIV with respect to the **Said Property** and shall execute all documents granting its No objection for the same.

13. **AND THAT** the stamp duty and registration charges incidental to this Deed shall be paid by the Purchaser.

14. **AND THAT** the parties shall immediately upon the execution hereof, present the Original (duly stamped) copy of these presents for registration at the Office of the Sub-Registrar of Bardez at Mapusa and respectively admit execution hereof in accordance with the Indian Registration Act, 1908.



15. **AND THAT** the original registered copy of these presents shall be retained by the Purchaser and the duplicate counterpart hereof shall be retained by and be the property of the Vendors.

16. **AND THAT** the transaction has taken place at Goa and as such courts at Goa shall have exclusive jurisdiction to entertain any dispute arising out of or in any way concerning this Deed of Sale.



A handwritten signature in black ink, appearing to be "J. Pereira".

A handwritten signature in black ink, appearing to be "J. Nazareth".

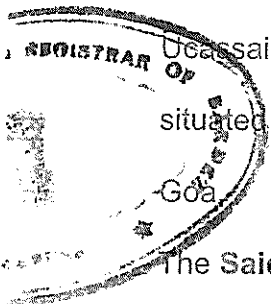


17. This Deed of Sale is in compliance with the Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines. The office of the Sub-Registrar-cum-Civil Registrar of Bardez at Mapusa, Goa shall not be held responsible if the parties violate FEMA and RBI guidelines.

SCHEDULE

Description of "THE SAID PROPERTY"


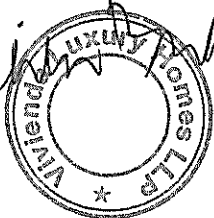
All that property known as "BORVON" or "SAVORICHE BHATTA" totally admeasuring 1762 Sq.mts, situated at Village Ucassaim, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Ucassaim, which property is described in the Land Registration Office of Bardez under no. 9654 at pages 112 reverse of Book B-25, and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz nos 7 and 8 of the First Circumscription of Ucassaim and presently surveyed under Survey No. 80, Sub-Division No. 1A, situated at Village Ucassaim, Taluka Bardez, Sub-District of North Goa, State of

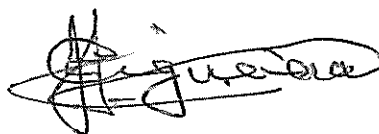


The Said Property is bounded as under:

- On the East: By the property bearing Survey no.80/2;
- On the West: By the property bearing Survey no. 80/1;
- On the North: By the road;
- On the South: By property bearing Survey no.80/1.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first hereinabove written.

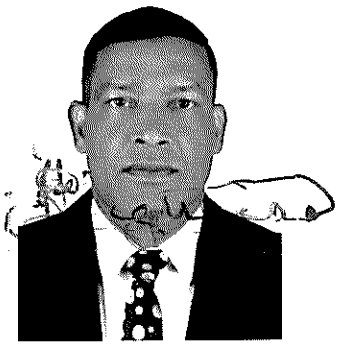







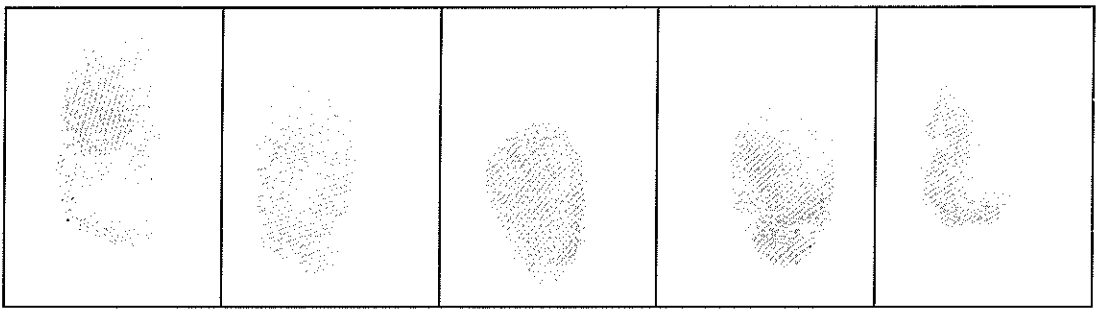


SIGNED AND DELIVERED)
BY THE WITHIN NAMED VENDOR no 1)
Mr. Jaime Antonio Figueira)

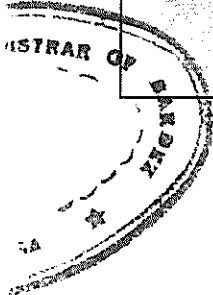
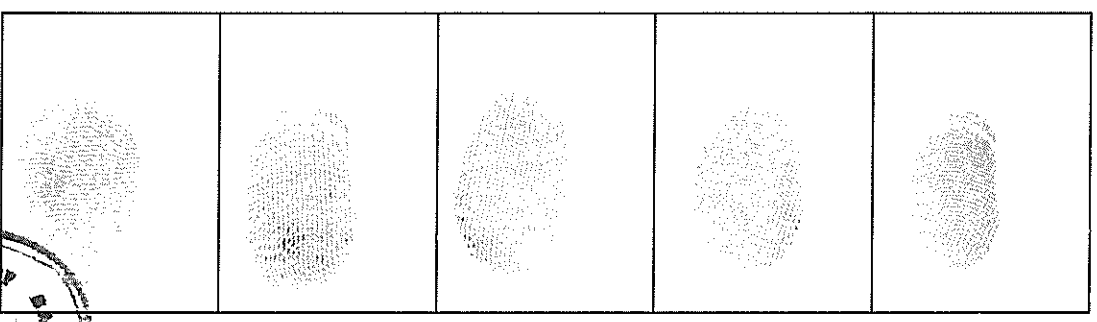


A handwritten signature in black ink, appearing to read "Jaime Antonio Figueira".

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



A handwritten signature in black ink, appearing to read "Jaime Antonio Figueira".

A handwritten signature in black ink, appearing to read "J. Mazurek".



SIGNED AND DELIVERED)

BY THE WITHIN NAMED VENDOR no NO.2)

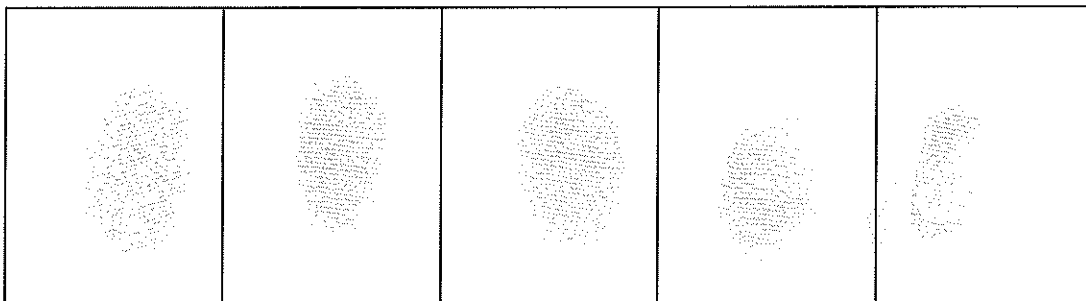
Mrs. Joyce Nazareth alias Joyce Figueira)

alias Joyce Nazareth Figueira)

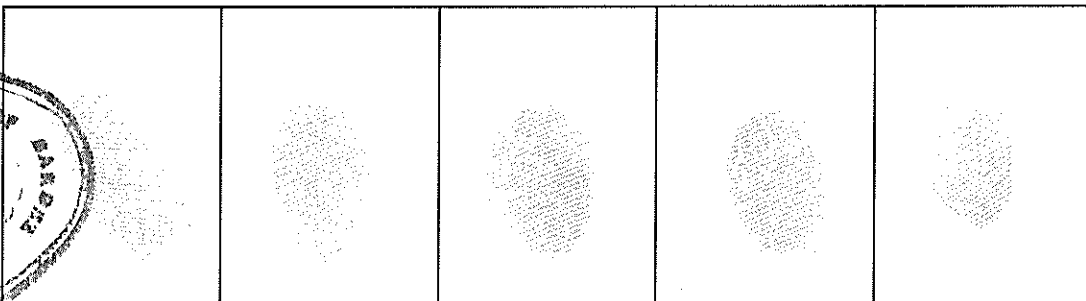


J. Nazareth

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



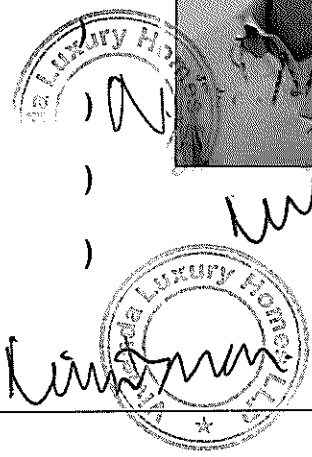
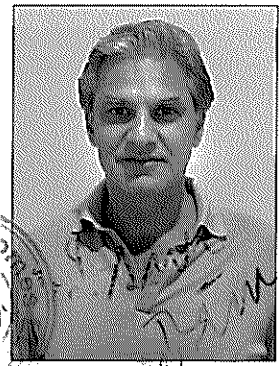
~~J. Figueira~~

J. Nazareth

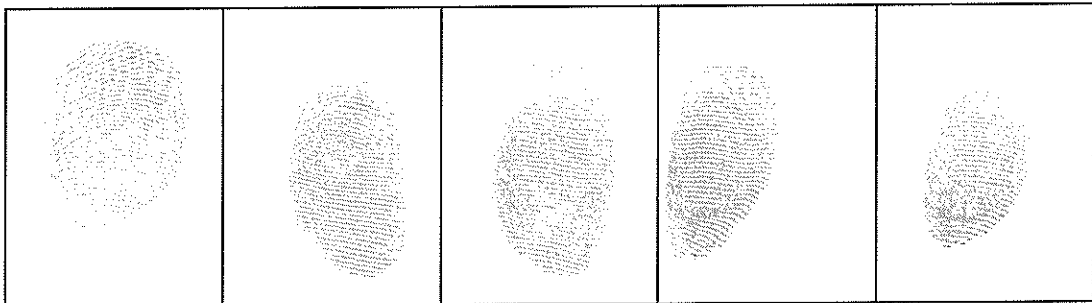
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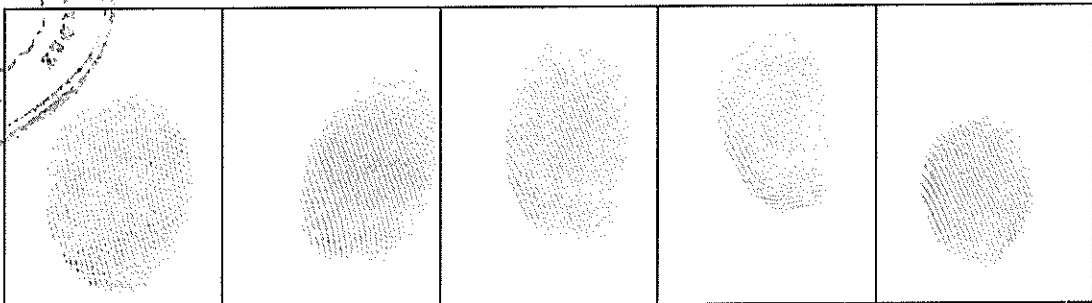
SIGNED AND DELIVERED
 BY THE WITHIN NAMED PURCHASER
 M/s. VIVIENDA LUXURY HOMES LLP
 Through its Partner
 Mr. Nitin Bhatia



LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



In the presence of

1. Mr.

CELESTAN BRAGANZA
Braganza

HNO-1382-1A, SINAI BHAG
 CURTORIM, SALCETE GOA
 403709

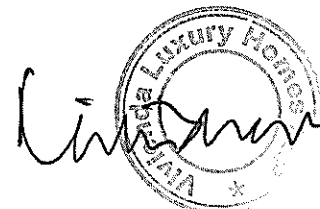
2. Mr.

JOAO DIAS
Joao

HOUSE NO 1152 ANJUNA
 BARDEZ GOA 403509.

[Signature]

J. Nazareth





RECEIPT

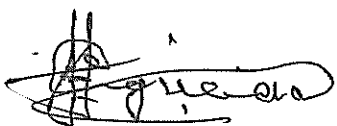
RECEIVED from the within named PURCHASER:

- a. An Amount of Rs.1,14,78,037/- (Rupees One crore Fourteen Lakhs Seventy-Eight Thousand and Thirty-Seven Only) being the consideration paid by the Purchaser to the Vendor no. 1, vide Demand Draft bearing no.001729 dated 10/12/2024, drawn on HDFC Bank, as part sale consideration. (The payment and receipt whereof the Vendors do hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser.)
- b. An Amount of Rs.1,14,78,037/- (Rupees One crore Fourteen Lakhs Seventy-Eight Thousand and Thirty-Seven Only) being consideration paid by the Purchaser to the Vendor no. 2, vide Demand Draft bearing no.001728 dated 10/12/2024, drawn on HDFC Bank, as part sale consideration. (The payment and receipt whereof the Vendors do hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser.)
- c. In view of the notification dated 1st June 2013, the Purchaser has paid towards Tax Deducted at Source, an amount of Rs. 72,17,525/- (Rupees Seventy Two Lakhs Seventeen Thousand Five Hundred and Twenty Five Only) on 10/12/2024, being 23.92% of the total consideration amount.



WE SAY RECEIVED

1. 



J. Nazareth



THE
1952
40

2.
VENDORS

J. Nazareth

Witness:

1. Mr.

CELESTAN BRAGANZA

~~BRAGANZA~~

AND 1382/A, SINAI BHAG
CURTORM, SALLETE GOA
403709

2. Mr.

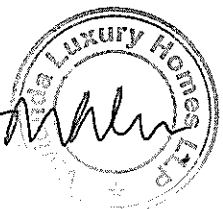
JOAO DIAS

AND 1152 MAZAL
VADDO ANJUNA GOA 403509

~~Signature~~

J. Nazareth

Signature



SEAL OF THE

ANNEXURE A



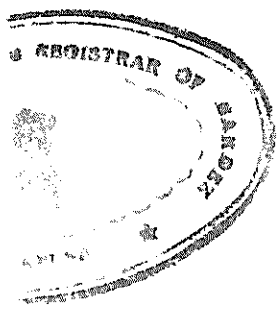
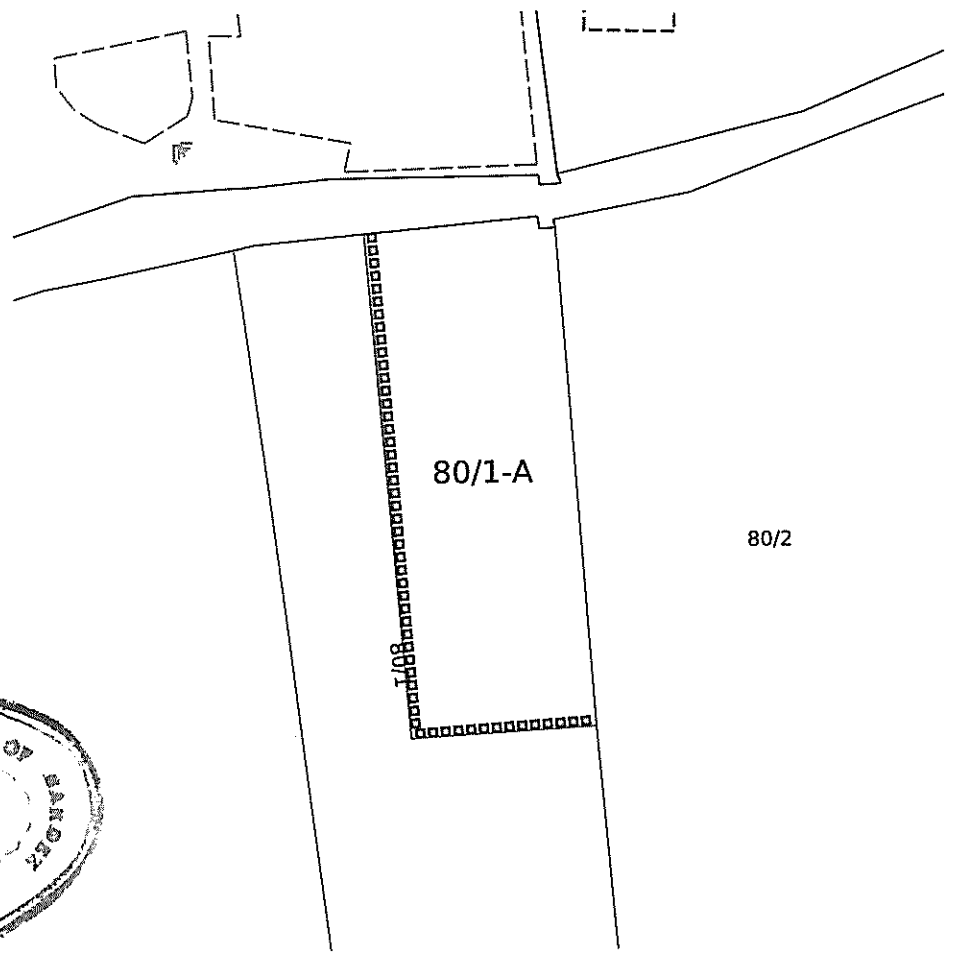
Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / Village Name : **BARDEZ / Ucassaim**
Survey / Subdiv No. : **80/1-A**

Appln date: 23-04-2024

Ref. No. :0764



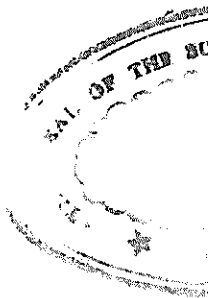
Scale 1:1000



PATRICK HENDERSON GONSALVES
Digitally signed by PATRICK HENDERSON GONSALVES
Date: 2024.04.24 10:17:27 +05'30'

[Handwritten signatures]





ANNEXURE B
LIST OF DOCUMENTS

1. Copy of the Description Certificate bearing no. 9654 at pages 112 reverse of Book B-25, along with its English Translation.
2. Copy of the Inscription Certificate bearing no. 2531 at pages 121 reverse of Book C-7 along with its English translation.
3. Copy of the Manual Form I and XIV, with reference to Survey No. 80/1.
4. Copy of the Form III with reference to mutation no. 318.
5. Copy of the Manual Form I and XIV, with reference to Survey No. 80/1A.
6. Copy of the Form III with reference to mutation no. 764.
7. Copy of the Deed of Sale dated 06/11/1972, registered under no. 6009 of Book no. 1 Vol No. 68 at pages 104 to 108 on 21st December 1972.
8. Copy of the Deed of Sale 30/07/2007 registered under no, 4654 at pages 166 to 181 of Book I Vol no. 2283 dated 17/09/2007.
9. Copy of the Form I and XIV with respect to Survey no. 80/1A.
10. Copy of the Survey Plan.
11. Copy of the Land Use Zoning Certificate bearing reference no. TPBZ/ZON/16026/UCASS/TCP-2024/3996, DATED 13/05/2024, issued by the office of the Senior Town Planner Town and Country Planning Department Mapusa Bardez Goa.
12. Copy of the NIL encumbrance certificate bearing no. NEC/9/2024/1187, bearing receipt no. 2024-25/9/1003.



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Dec-2024 10:57:23 am

Document Serial Number :- 2024-BRZ-6962

Presented at 10:51:54 am on 11-Dec-2024 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	1508700
2	Registration Fee	905210
3	Mutation Fees	2000
4	Processing Fee	5080
Total		2420990

Stamp Duty Required :1508700/-

Stamp Duty Paid : 1508700/-

Presenter

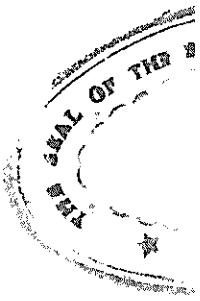
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Nithin Bhatia Designated Partner Of Vivienda Luxury Homes LLP ,Father Name:Major Bridhiv Bhatia, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Villa No. 48 Aditya Casa Grande Gandipet Road Gandipet K.V. Rangareddy Telangana, Address2 - , PAN No.:</p>			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Jaime Antonio Figueira , Father Name:Juliao Faustino Figueira, Age: 64, Marital Status: Married ,Gender:Male,Occupation: Other, 2 1 C Xell Vaddo Bastora North Goa, PAN No.:</p>			
2	<p>Joyce Nazareth Alias Joyce Figueira Alias Joyce Nazareth Figueira , Father Name:Donald Micheal Teoton Nazareth, Age: 64, Marital Status: Married ,Gender:Female,Occupation: Other, 2 1 C Xell Vaddo Bastora North Goa, PAN No.:</p>			
3	<p>Nithin Bhatia Designated Partner Of Vivienda Luxury Homes LLP , Father Name:Major Bridhiv Bhatia, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Villa No. 48 Aditya Casa Grande Gandipet Road Gandipet K.V. Rangareddy Telangana, PAN No.:</p>			

Witness:

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



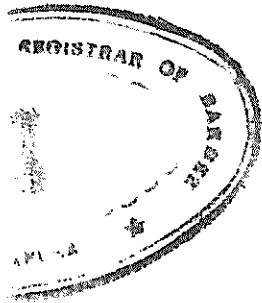
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Celestan Albert Braganza ,Age: 31,DOB: 1993-10-27 ,Mobile: ,Email: ,Occupation:Other , Marital status : Unmarried , Address:403709, house no 1382 A Sinaibhag Curtorim Salcete South Goa, house no 1382 A Sinaibhag Curtorim Salcete South Goa, Curtorim, Salcete, SouthGoa, Goa			
2	Name: Joao Mariano Dias ,Age: 39,DOB: 1985-03-19 ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Married , Address:403509, House No 1152 Mazal Vaddo Anjuna Bardez Goa, House No 1152 Mazal Vaddo Anjuna Bardez Goa, Anjuna, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR

BARDEZ

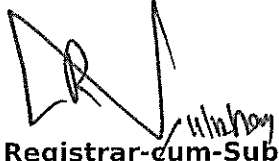
Document Serial Number :- 2024-BRZ-6962





Document Serial No:-2024-BRZ-6962

Book :- 1 Document
Registration Number :- **BRZ-1-6764-2024**
Date : 11-Dec-2024



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

**SUB-REGISTRAR
BARDEZ**

