

For CITIZEN CREDIT LTD

Authorized Signatory

(RUPEES FORTY EIGHT THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No G-1, Ground Floor, Block D-1,

Boshan Homes,

Mapusa, Goa - 483 507

D-5/STPM/II CR/35/11/2013-RD

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GOA

NON JUDICIAL

Rs. 0048000

29.7.2020

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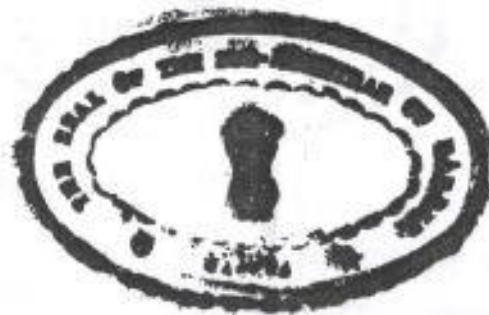
GOA

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7137 6130476

Name of Purchaser RIO LUXURY HOMES PVT. LTD

2020 - BRZ - 1906
7/08/2020



DEED OF SALE

THIS DEED OF SALE is made on this 31st day of JULY 2020 at
MAPUSA -Goa **BETWEEN:-**

[Signature]

N. Bagde

[Signature]

[Signature]

N. Bagde

RIO LUXURY HOMES PVT. LTD.

Rs. —
DIRECTOR

- (1) **-(i)- SHRI.SANJAY MANGUESH NAGDE** aged 53 years, Son of Manguesh Nagde, occupation Business, holding PAN Card no.AAXPN7071M, Aadhar Card no.9955 4541 8780, E-mail ID:mangeshdigital20012gmail.com, Mobile 9923436532, and his wife (b).-**SMT.NAMRATA SANJAY NAGDE**, aged 45 years, daughter of Prabhakar Rama Satardekar, occupation housewife, holding [REDACTED], Aadhaar Card [REDACTED] E-mail ID:sanjaynagde5126@gmail.com, Mobile 8007486826, both residing at H.No. 261/3, Kashi Vithal Nivas Fondak Vaddo Near Sai Garage Bardez Canca, North - Goa 403510, hereinafter referred to as the **"OWNER/VENDOR"** (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, and legal representatives and assigns) as party of the **FIRST PART;**

AND

- (2)- **RIO LUXURY HOMES PVT LTD.**, a Company incorporated under the Companies Act, under no.U45200GA2015PTC007691 as authorized by Board of Resolution dated 30th May, 2020, holding [REDACTED] having its Office at Redrock Elegance, Opposite Paramount Home, Marna - Siolim Bardez Goa herein represented by its Director **Shri. Riyaz Somani**, aged 39 years, in business, son of Shri Ramzanali Somani, married, holding PAN [REDACTED] Indian National Email ID riyazsomani@riogroup.co.in, Phone No.8888922333, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof include his, heirs, successors, and legal representatives and assigns) as party of the **SECOND PART.**

RIO LUXURY HOMES PVT. LTD.

Rso
DIRECTOR

The Builder herein represented by his duly constituted attorney Miss. Sneha Mukund Volvoikar, Daughter of Mr. Mukund Volvoikar, aged 24 years, in Business, holding Pan Card no. BFGPV1423N, Indian National, residing at Sesa Colony Dhabdhaba, Bicholim Goa as constituted vide Power of Attorney dated 03/09/2018 registered Registration no. BRZ-BKPOA-00041-2018 CD Number no. BRZD802 in the Office of Sub-Registrar Bardez Goa.


WHEREAS there exists all that that property known as 'COLCAN' or 'KOLKANE' or 'KOLKONDE' admeasuring 225 Sq.mts. surveyed under no.52/19 of Village Verla, situated at Verla, within the limits of Village Panchayat of Verla, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, described in detail in the Schedule hereunder written, and hereinafter referred to as the **"SAID PROPERTY"**.

WHEREAS the said property was originally in possession of Aleixo Francisco Celestino Braganza also known as Franky Braganza as his name stands recorded in the Registo Do Agrimensor under Old Cadastral survey no.239, which now corresponds to Survey no.52/19 of Village Verla Bardez Goa and subsequently upon promulgation of survey rights his name stands recorded in the Form I and XIV under occupants Column under mutation no.252 of survey no.521/9.

WHEREAS the said Aleixo Francisco Celestino Braganza alias Franky Braganza was married to Maria Rita Braganza and she expired on 12-10-1975 leaving behind as her widower and moiety sharer the said Aleixo Francisco Celestino Braganza alias Franky Braganza and as her sole and universal legal heirs her following children namely:- (i)-Shri. Jose Maria Pedro Braganza married to Smt. Rosy Theresa Rocha e Braganza (ii)-Jose Mathias Braganza alias Mathew Braganza (iii)-Jose Domingos Braganza alias Dominic Joseph Braganza married to Smt. Daisy Braganza (iv)-Miss Maria Ana Braganza.

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DIRECTOR

WHEREAS by Deed of Renunciation dated 3-5-1989 the said Shri. Jose Mathias Braganza alias Mathew Braganza in the status of bachelor (ii)- Shri. Jose Domingos Braganza alias Domnic Joseph Braganza and his wife Smt. Daisy Braganza and (iii) Miss Maria Ana Braganza relinquished the rights to the inheritance left by their mother/ mother-in-law late. Maria Rita Braganza in favour of other co-heirs; which deed is drawn at folio 20 to 21 of Book 739 in the office of Notary Public Ex-Officio Bardez.



WHEREAS by Deed of Partition dated 5-5-1989 the said (i) Shri. Aleixo Francisco Celestino Braganza alias Franky Braganza and (ii)- Shri. Jose Maria Pedro Braganza with his wife Smt. Rosy Theresa Rocha e Braganza carried out partition of inter-alia the said property, whereby the said property was listed at no.5 and was allotted to Shri. Jose Maria Pedro Braganza and his wife Rosy and the lifetime usufruct right was reserved in favour of Shri. Aleixo Francisco Celestino Braganza alias Franky Braganza which in terms of the same Deed he renounced his lifetime usufruct right allotted to him, which deed is registered in the office of Sub-Registrar Bardez.

WHEREAS thus the said property devolved upon Shri. Jose Maria Pedro Braganza and his wife Smt. Rosy Theresa Rocha e Braganza and became the lawful owners in possession of the said property and thus their name stands recorded in survey records of Rights in the Form I and XIV bearing survey no.52/19.

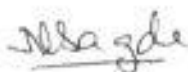
RIO LUXURY HOMES PVT. LTD.

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DIRECTOR

The said Jose Maria Pedro Braganza expired on 1-4-1996 survived by his widow and moiety sharer Smt. Rosy Theresa Rocha e Braganza and as his sole and universal heirs his following children namely (i)- Shri. George Vincent Leo Braganza married to Cheryl Braganza (ii)-Shri. Hycinth Victor Silvino Braganza (unmarried) (iii)-Smt. Jacinta The/ma Braganza Alphonso married to Stephen Alphonso (iv)-Kevin Leandro Braganza married to Smt. Joyce Braganza (iv)-Smt. Bernadine Braganza Aranha married to Shri. Ronald Aranha and Shri. Jude Marshall Braganza (unmarried) as confirmed by inventory proceedings under no.56/97 initiated in the Court of the Civil Judge Senior Division at Mapusa upon the demise of said Aleixo Francisco Celestino Braganza alias Franky Braganza and his wife Smt. Maria Rita Braganza and Jose Maria Pedro Braganza, whereby the said property was listed at item no.14 and the same was bidden in auction and allotted to Shri. George Vincent Leo Braganza married to Cheryl Braganza, which is confirmed by virtue of Allotment order dated 15-9-1998.

WHEREAS thus Shri. George Vincent Leo Braganza and his wife Smt. Cheryl Braganza became the lawful owners in possession of the said property and thus their name stands recorded in survey records of Rights in the Form I and XIV bearing survey no.52/19.

WHEREAS by Deed of Sale dated 14-12-2007 Shri. George Vincent Leo Braganza and his wife Smt. Cheryl Braganza sold to the Male Owners/Vendors hereto the said property vide Deed of Sale dated 14-12-2007, registered under no.6171 at pages 201 to 218 of Book I vol.2395 on 18-12-2007 in the office of Sub-Register Bardez.

RIO LUXURY HOMES PVT. LTD.

Rs. —

DIRECTOR

WHEREAS on having purchased the same the Male Owners/Vendors hereto carried out mutation proceedings and thus his name stands recorded in survey records of rights in the Form I and XIV bearing survey no.52/19 under mutation no.30139.

WHEREAS the Lady Owners/Vendors being married to the Male Owners/Vendors under the regime of communion of assets as per the laws prevailing in the state of Goa she has acquired the half moiety Share in the said property.

WHEREAS the Owners/Vendors have thus represented to be the lawful Owners in possession of the SAID PROPERTY.

WHEREAS the Owners/Vendors hereto now does not desire to retain THE SAID PROPERTY and has offered to sell the same unto the Purchaser hereto for a total consideration of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only).

WHEREAS the PURCHASER has agreed to purchase the SAID PROPERTY and the Owners/Vendors hereby agree to sell unto the PURCHASER all the SAID PROPERTY on as-is-where-is-basis for a for a total consideration of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) on the terms and conditions stipulated herein.



[Signature]

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RIO LUXURY HOMES PVT. LTD.
Rs 0 —
 DIRECTOR

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1.- In pursuance of the above the OWNERS/VENDORS do hereby agree to sell and the PURCHASER do hereby agree to purchase the **SAID PROPERTY** for a total consideration of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only), out of which an amount of Rs. 5,00,000 /- Five Lakhs Only) is paid by the purchaser to the Owners/Vendors via NEFT on 10th June, 2020 and Rs. 11,00,000/- (Eleven Lakhs Only) is paid via NEFT on 29th June 2020, the receipt whereof the Owners/Vendors do hereby acknowledge and discharge the purchaser of the same and every part thereof and the Owners/Vendors as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the Purchaser all **SAID PROPERTY** known as 'COLCAN' or 'KOLKANE' or 'KOLKONDE' admeasuring 225 Sq.mts. surveyed under no.52/19 of Village Verla, described in detail in schedule hereunder written, together with the trees, structures, accesses, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or to the **SAID PROPERTY** hereby conveyed and every part thereof to hold the same to the Purchasers forever absolutely uninterruptedly.

2.- The Owners/Vendors have today put the Purchaser in unconditional exclusive peaceful, vacant possession of the **SAID PROPERTY** to be held by the Purchaser forever, peacefully without any harm and/or hindrance from the Owners/Vendors and the Owners/Vendors do hereby agree to/indemnify the Purchaser against any Third Party claims if made to the **SAID PROPERTY** on account of the Owners/Vendors and such claims if any shall be settled by the Owners/Vendors at their own cost without disturbing the title and possession of the Purchaser.

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Rso
DIRECTOR

3.- The Owners/Vendors hereby covenant with and assure the Purchaser as under:-

(a)-That the SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the Owners/Vendors to the SAID PROPERTY is absolute clear, valid and marketable and is subsisting and the Owners/Vendors is lawfully entitled to sell and alienate the same.

(c)-That the Owners/Vendors have not created any Third Party rights and/or Encumbrances, claims, lien or charges upon and to the SAID PROPERTY.

(d)-That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever claiming through the Owners/Vendors.

4.- The Owners/Vendors do hereby assure the Purchaser that they have not created any charge or encumbrance on the **SAID PROPERTY** hereby sold nor is there any lien, charge or claim on the **SAID PROPERTY** in the course of any Judicial-Quasi Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

5.- The Owners/Vendors do hereby further assure the Purchaser that they have not entered into Agreement with any other person/persons/body of individuals for the sale of transfer by any other nature of the **SAID PROPERTY** or any part thereof and indemnify the Purchaser against third Party claims if any from any

RIO LUXURY HOMES PVT. LTD.

Rs. —
DIRECTOR

person on the **SAID PROPERTY** hereby sold and the Owners/Vendors do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the Purchaser.

6.- The Owners/Vendors assure the Purchaser that there are no arrears of any Tax and/or dues payable on the **SAID PROPERTY** to the village Panchayat of Verla, or the Planning and Development Authority or any other Local or Government Body and that the Purchaser shall be liable to pay all the taxes on the **SAID PROPERTY** levied by the Government of Goa or any other Government Body as from the date of sale only.

7.- The Owners/Vendors do hereby give his explicit consent to the Purchaser to get the name of the Purchaser recorded in the Survey Records of Village Panchayat Verla and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority.

8. - AND the Owners/Vendors further covenant that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the **SAID PROPERTY** and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or any be necessary or reasonably be required.

9. - The Owners/Vendors declare that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.



N. S. Agde

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DIRECTOR

10. - The present fair market value of the **SAID PROPERTY** is Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) and as such the stamp duty of Rs.48000/- (Forty Eight Thousand Only/- and the Registration amount of Rs. 32000/- (Thirty Two Thousand Only) has been paid by the purchaser.

SCHEDULE

All that that property known as 'COLCAN' or 'KOLKANE' or 'KOLKONDE' admeasuring 225 Sq.mts. surveyed under no.52/19 of Village Verla, situated at Verla, within the limits of Village Panchayat of Verla, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which Property is neither described in the Office of Land Registrar of Bardez nor enrolled in the Taluka Revenue Office and surveyed under Old Cadastral Survey no.239.

The said Property is bounded as under:-

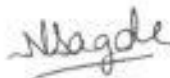
Towards the North:-By property bearing Sy.no.52/23 of Village Verla.

Towards the South:-By property bearing Sy.no.52/2 of Village Verla.

Towards the East :-By property bearing Sy.no.52/9, 8,11 and 18 of Village Verla.

Towards the West:-By property bearing Sy.no.52/9 of Village Verla.

IN WITNESS WHEREOF this Deed is signed at Mapusa on 31st day of July 2020 in the presence of witnesses.

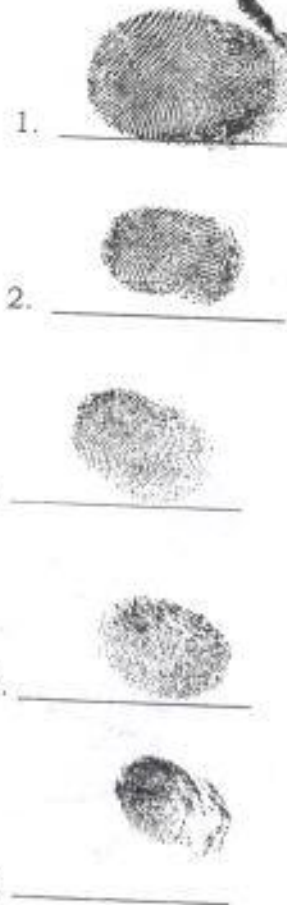
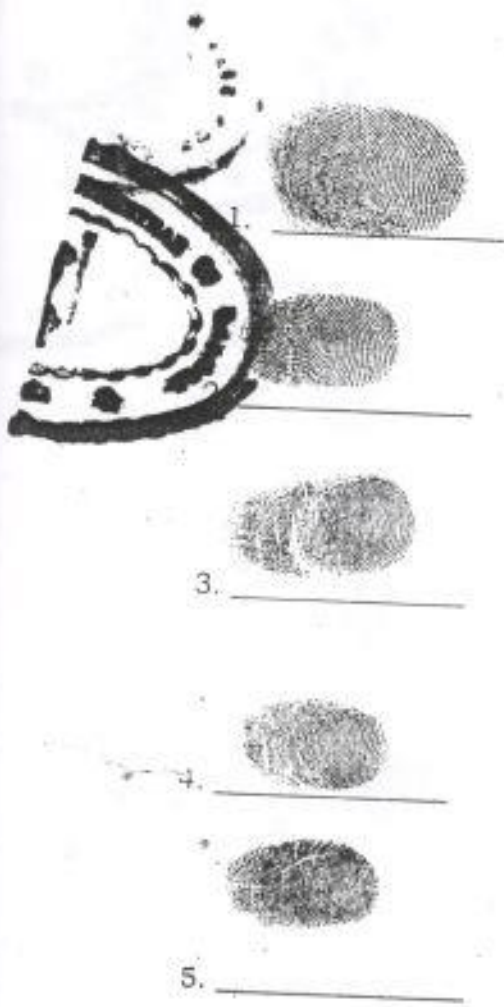
RIO LUXURY HOMES PVT. LTD.

Rs. —
DIRECTOR

SIGNED AND DELIVERED BY
THE WITHINNAMED
"THE VENDOR" OF
THE FIRST PART



SHRI. SANJAY. KUNGUESH. NAGDE
VENDOR

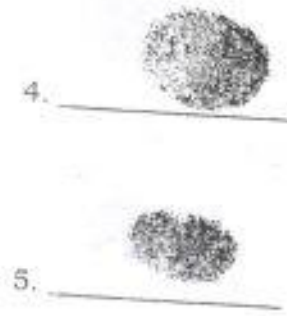
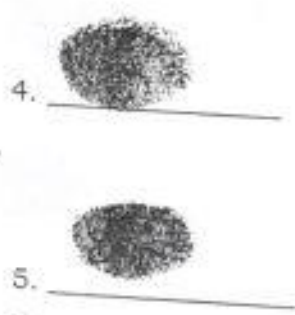
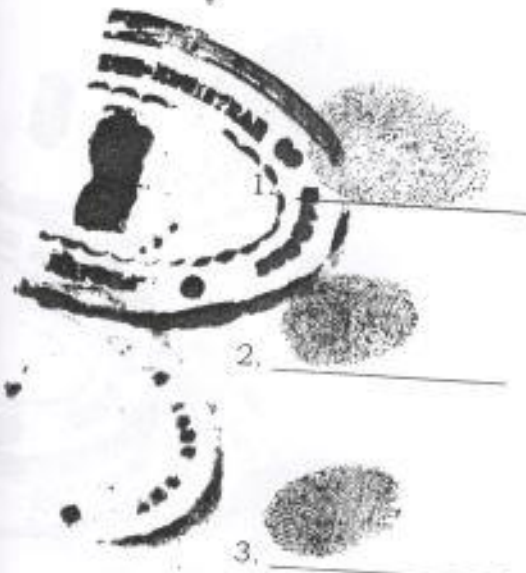


RIO LUXURY HOMES PVT. LTD.

Fiso
DIRECTOR

Nagde

SIGNED AND DELIVERED BY
THE WITHINNAMED
"THE VENDOR" OF
THE FIRST PART



M. Nagde

M. Nagde

RIO LUXURY HOMES PVT. LTD.
P. No. _____
DIRECTOR

SIGNED AND DELIVERED
BY THE WITHIN NAMED
"THE PURCHASER"
OF THE SECOND PART



2. _____

1. _____

2. _____

3. _____

4. _____

5. _____

WITNESSES:-

1. Nisha Gaonkar

2. Evita Fernandes

RIO LUXURY HOMES PVT. LTD.

Rso
DIRECTOR



Government of Goa

Document Registration Summary 2

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

Print Date & Time - 07-Aug-2020 01:08:07 pm

Document Serial Number - 2020-BRZ-1906

Presented at 12:08:32 pm on 07-Aug-2020 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	48000
2	Registration Fee	32000
3	Mutation Fees	1000
4	Processing Fee	440
Total		81440

Stamp Duty Required : 48000



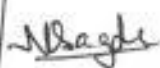



Stamp Duty Paid : 48000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Sneha Volvoikar, S/o - D/o Mukund Volvoikar</p> <p>Age: 25,</p> <p>Marital Status: Gender: Female, Occupation: Advocate,</p> <p>Address1 - Near Sesa Colony Dhabdhaba Bicholim Goa,</p> <p>Address2 -</p> <p>PAN No.: BFGPV1423N</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Sanjay Mangesh Nagde, S/o - D/o Mangesh Nagde</p> <p>Age: 53,</p> <p>Marital Status: Married, Gender: Male, Occupation: Business,</p> <p>Address1 - H. No. 261-3 Fondak Wado Mapusa</p> <p>Verla Parra North-Goa, Address2 -</p> <p>PAN No.: AAXPN7071M</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Namrata Nagde S/o - D/o Prabhakar Rama Satardekar</p> <p>Age: 44</p> <p>Marital Status: Married, Gender: Female, Occupation: Other</p> <p>Address1 - H. No. 261-3, Kashi Vithal Nivas Fondak Vaddo, Near Sai Garage Bardez Canca, North - Goa. Address2 -</p> <p>PAN No.: ACXPN6947J</p>			
3	<p>Sneha Volvoikar S/o - D/o Mukund Volvoikar</p> <p>Age: 25</p> <p>Marital Status: , Gender: Female, Occupation: Advocate,</p> <p>Address1 - Near Sesa Colony Dhabdhaba Bicholim Goa,</p> <p>Address2 -</p> <p>PAN No.: BFGPV1423N</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>NISHA GAONKAR, 34 ,1986-05-06 ,8208947830 , ,Service ,</p> <p>Marital status : Married</p> <p>403504, 54/1 Near Khetoba templeVaiginim Mayem Bicholim</p> <p>Goa, 54/1 Near Khetoba templeVaiginim Mayem Bicholim</p> <p>Goa</p> <p>Maem, Bicholim, NorthGoa, Goa</p>			
2	<p>Evita Fernandes, 27 ,1993-07-11 ,7798681501 , ,Service ,</p> <p>Marital status : Unmarried</p> <p>403517, 27-D GAUNSO VADDO Siolim Bardez Goa, 27-D</p> <p>GAUNSO VADDO Siolim Bardez Goa</p> <p>Siolim, Bardez, NorthGoa, Goa</p>			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-1906

Book :- 1 Document

Registration Number :- BRZ-1-1851-2020

Date : 07-Aug-2020

**SUB-REGISTRAR
BARDEZ**

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

