

For **CITIZENCREDIT™**
CO-OP BANK LTD

[Signature]
Authorised Signatory

(Rupees Two lakh seventy two thousand five hundred)
Citizencredit co-operative Bank Ltd. **भारत** STAMP DUTY **GOA**
Mapusa Branch, 00000 **NON JUDICIAL**
Shop No.G - 1, Ground Floor, Block D - 1, **Rs. ≈ 0272500 ≈ 19.6.2017**
Boshan Homes, **365430** **GOA**
Mapusa, Goa - 483 507 **INDIA** **Zero*Two**SevenTwo**Five*Zero*Zero***
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD 5015 7227224

Name of Purchaser Rio LUXURY HOMES Pvt. LTD



28/12/2017
20/06/2017.

DEED OF SALE

This Deed of Sale is made on this 20th day of June 2017
at Mapusa-Goa.

Rso _____

[Signature]
[Signature]

BETWEEN

(1) (i).-**Shri. Rama Shankar Morajkar**, aged 65_years, in business, married, son of Shankar Morajkar, holding PAN Card no.CGEMP6818A, Aadhar Card no.6059 6325 1245, email ID nehal992morajkar2gmail.com, mobile no.8805295285 and his wife (ii) **Smt. Smita Rama Morajkar**, aged 56 years, married, housewife, wife of Shri. Rama Morajkar, holding **PAN Card no.AL RPM4667P**, Aadhar Card no.9195 6039 7813, email ID nehal992morajkar2gmail.com, mobile no.9822161796, both residing at Flat no.2-Laxmi Apts., Feira Altas, Mapusa Goa hereinafter referred to as the **"VENDORS"** (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;**



(2) **RIO LUXURY HOMES PVT LTD.**, a Company incorporated under the Companies Act, under no.U45200GA2015PTC007691 as authorized by Board of Resolution dated 4th April 2016, holding Pan No.AAHCR5557P, having its Office at Redrock Elegance, Opposite Paramount Home, Marna-Siolim Bardez Goa herein represented by its Directors (i) **Shri. Riyaz Somani**, aged 35 years, in business, son of Shri Ramzanali Somani, married, holding **PAN Card no.AVBPS3567L**, Aadhar Card no.7077 6967 7178, Email ID riyazsomani@riogroup.co.in, Phone No.8888922333, Residing at 301, Next Avenue, 29th Road, Bandra West, Mumbai 400050 hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof include their heirs,

Rso — ' Riyaz Somani Ramajkar

successors, and legal representatives and assigns) as party of the **SECOND PART**.

All Indian Nationals.

WHEREAS there exists a part and parcel of land admeasuring 940m² bearing Chalta no.18 of P.T.Sheet 10 of City Survey Mapusa identified as VANGOR BATTA or EDSODEACHEM BATTA or PAULISTANACHEM BATA, situated at Cuchelim, within the limits of Mapusa Municipal Council, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa, hereinafter referred to as the SAID PLOT and described in detail in the Schedule hereunder.



WHEREAS by a gift deed dated 7-6-1974 Shri Eknath Janardan Chatim and Laxminarayan Janardan Chatim obtained the said property as being gifted to them by their parents Janardhan Chatim and Guirijabai Chatim; which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS in terms of the above, the Enquiry Officer passed the Order that Chalta no.18 of P.T.Sheet 10 admeasuring 940m² of City Survey Mapusa stands recorded in the name of Eknath Janardan Chatim and Laxminarayan Janardan Chatim.

WHEREAS by a Deed dated 2-1-1987 Eknath Janardan Chatim with his wife Anita and Laxminarayan Janardan Chatim with his wife Hemlata sold in the said property to

Rso — Spryanjwal Ranakar

Rajendra Purushottam Halarnkar; which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS by a Deed dated 14-8-1990 the said Rajendra Purushottam Halarnkar with his wife Rameshwari sold the said plot to Rama Shankar Morajkar and Smita Rama Morajkar; which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS on 23-01-2017 the OWNERS/VENDORS entered into an Agreement for sale with the PURCHASER which Agreement is registered under Book 1 Document, Registration Number BRZ-BK1-00326-2017, CD Number BRZD785 on 09-02-2017 in the office of the Sub-Registrar Bardez.

WHEREAS the OWNERS/VENDORS have offered to sell the SAID PLOT to the Purchaser for a total consideration of Rs.1,70,00,000/- (Rupees One Crore seventy lakhs only).

WHEREAS the OWNERS/VENDORS have now approached the Purchasers with an offer to sell the said Plot to the Purchaser and the Purchaser do hereby purchase the same for a total consideration of Rs.1,70,00,000/- (Rupees One seventy lakhs only).

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of **Rs.1,70,00,000/-** (Rupees One Crore seventy lakhs only) out of which an

Rso _____ Ramajkar _____

amount of Rs.1,70,000/- is deducted towards Tax at source out of which Rs.70,000/- is paid as TDS at the time of Agreement for Sale and the balance amount of Rs.1,00,000/- is paid now and the balance Sale consideration of Rs.1,68,30,000/- is paid by the Purchaser to the Owners/Vendors as per the annexure hereto, the receipt of which amount the Owners/Vendors hereto do hereby admit and acknowledge and release and discharge the Purchasers of the same in full and the Owners/Vendors as absolute Owners hereby convey by way of sale unto the Purchasers all the SAID PROPERTIES together with trees, structures, as well as all the easements, common passages, paths, right to way, privileges and appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges, lights, wells, Furniture, liberties, privileges, easements and Appurtenances whatsoever of and belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, including any existing jetties/wharfs, AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or to the SAID PROPERTIES hereby conveyed and every part thereof to hold the same unto the Purchasers forever absolutely uninterruptedly, TO HAVE AND TO HOLD the same, in perpetuity and hereditaments or any part thereof belonging to, anywise appearing now or at any time hereto before, usually held, occupied, repudiated or enjoyed or reputed to belong or be appurtenant thereto AND ALSO ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and

Rso —

8/10/11/11

Ramabai



equity, of the Owners/Vendors in respect of the SAID PROPERTIES.

2.-The Owners/Vendors have to-day put the Purchaser in unconditional exclusive peaceful vacant possession of the SAID PLOT to be held by the Purchaser without any harm or hindrance from the Owners/Vendors and or any other person claiming through the Owners/Vendors.

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

(a)-That the SAID PLOT is free from encumbrance of any nature whatsoever.

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

(c)- That the Owners/Vendors have not created any Third Party rights upon and to the said plot nor is there any notice of Land Acquisition issued against the said plot, and that they have not entered into an Agreement in respect of the said plot with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the said Plot.

(d)-The Owners/Vendors further declare and confirm that there is no dispute or suit pending in respect of the said plot in any Court of Law whatsoever.

Rso ————— 8/3/2012 Ramakau

(e)-That the SAID PLOT 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 whosoever, of the said hereditaments hereby granted with its appurtenances and shall be entitled to receive the claims, rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the Owners/Vendors, or from or by any other person or person lawfully or equitably claiming by, from under, in the trust for them AND that free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Owners/Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Owners/Vendors or by any other person or persons lawfully or equitably claiming by or through, from under or in trust for them.

4.- The Owners/Vendors do hereby give their explicit consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record of Mapusa Municipal Council and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority. The Owners/Vendors do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

Rso. ——— Spryamjunt Ramokar

5.-The Owners/Vendors do hereby indemnify the Purchaser against any claims if made to the said plot by any person claiming through the Owners/Vendors and the Owners/Vendors shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the possession of the Purchaser.

6.- The Owners/Vendors agree to execute all documents, applications and/or transfer forms as shall be required in order to get the said plot transferred in the name of the said Purchaser.

7.-The Owners/Vendors shall, at all times hereafter, whenever called upon the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the said plot in the manner aforesaid as may be reasonably required.

8.-The Owners/Vendors agree and render themselves liable to pay all the outgoings in respect of local and corporation taxes, and any other claims/dues in respect of the said plot if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.

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.

Rs. ——— · S. H. J. J. Rama K.

10.-The present fair Market value of the said Properties is **Rs.1,70,00,000/- (Rupees One Crore Seventy lakhs only)** and as such stamp duty of Rs.7,65,500/-is to be paid on the Deed of sale. That Stamp duty of Rs.4,93,000/-(Rupees four lakhs ninety three thousand only) was paid on the Agreement of sale dated 23-01-2017 registered under Book 1 Document, Registration Number BRZ-BK1-00326-2017, CD Number BRZD785 on 09-02-2017 in the office of the Sub-Registrar Bardez, and the balance amount of Rs.2,72,500/-,is affixed hereto which is borne by the Purchaser.



SCHEDULE

(Description of the said Property)

All that Plot admeasuring 940m² bearing Chalta no.18 of P.T.Sheet no.10 of City Survey Mapusa, identified as **'VANGOR BATTA'** or **'EDSSODEACHEM BATTA'** or **'PAULISTANCHEM' BATTA'** along with a House standing thereon, situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa, which Property is described in the Office of Land Registrar Bardez under no. 5941 of book B-25 (new) and enrolled in the Taluka Revenue Office under Matriz no.748.

Rso —

8/10/17

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The said Property is bounded as under:-

Towards the North :- By Mapusa Siolim Road

Towards the South :- By Chalta no.82 of P.T.Sheet
no.5 of City Survey Mapusa.

Towards the East :- By Chalta no.18-A of
P.T.Sheet no.10 of City Survey Mapusa.

Towards the West :- By Chalta no.17 of P.T.Sheet
no.10 of City Survey Mapusa.



IN WITNESS WHEREOF the Parties hereto have set and
Subscribed their respective hands hereunto on the day,
Month and year first hereinabove mentioned.

Rso ————— *Syonyeul* Ranabca

The said Property is bounded as under:-

Towards the North :- By Mapusa Siolim Road

Towards the South :- By Chalta no.82 of P.T.Sheet
no.5 of City Survey Mapusa.

Towards the East :- By Chalta no.18-A of
P.T.Sheet no.10 of City Survey Mapusa.

Towards the West :- By Chalta no.17 of P.T.Sheet
no.10 of City Survey Mapusa.

IN WITNESS WHEREOF the Parties hereto have set and
subscribed their respective hands hereunto on the day,
Month and year first hereinabove mentioned.

ANNEXURE
(Payment Received)

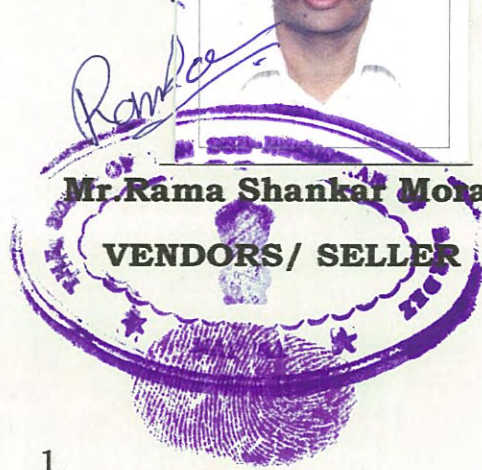
Date	Drawn on	Chq.no	Amount Paid
18-10-2016	HDFC	000085	100,000/.
16-12-2016	HDFC	NEFT	100,000/.
27-12-2016	HDFC	000100	20,00,000/.
19-01-2017	HDFC	RTGS	48,00,000/.
18-02-2017	HDFC	RTGS	50,00,000/.
15-04-2017	HDFC	RTGS	10,00,000/.
29-04-2017	HDFC	RTGS	10,00,000/.
05-02-2017	HDFC	RTGS	500,000/.
05-12-2017	HDFC	RTGS	500,000/.
19-06-2017	HDFC	RTGS	10,00,000/.
20-06-2017	HDFC	RTGS	8,30,000/.
		TOTAL	1,68,30,000/.

Rso _____ *Sanjay* Ranekar

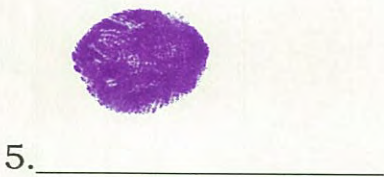
**SIGNED AND DELIVERED
By the Vendors/ Seller**



Ramajkar



**Mr. Rama Shankar Morajkar
VENDORS/ SELLER**



Rso — *सप्लायर्स* *Ramajkar*

**SIGNED AND DELIVERED
By the Vendors / Seller**



8/10

8/10/2022



**Mrs. Smita Rama Morajkar
VENDORS/SELLER**

1.  _____

1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____



8/10/2022 *Ramkumar*

**SIGNED AND
DELIVERED
By the Purchasers**



Rso
**Mr. Riyaz Somani
Managing Director of
RIO LUXURY HOMES PVT LTD.**

1.  _____

1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____

1. Alicia Gaigole *Araigole*

2. Sneha Mapsekar *Mapsekar*

Rso *Somya* *Ramda*



100076827/MP/1/60346

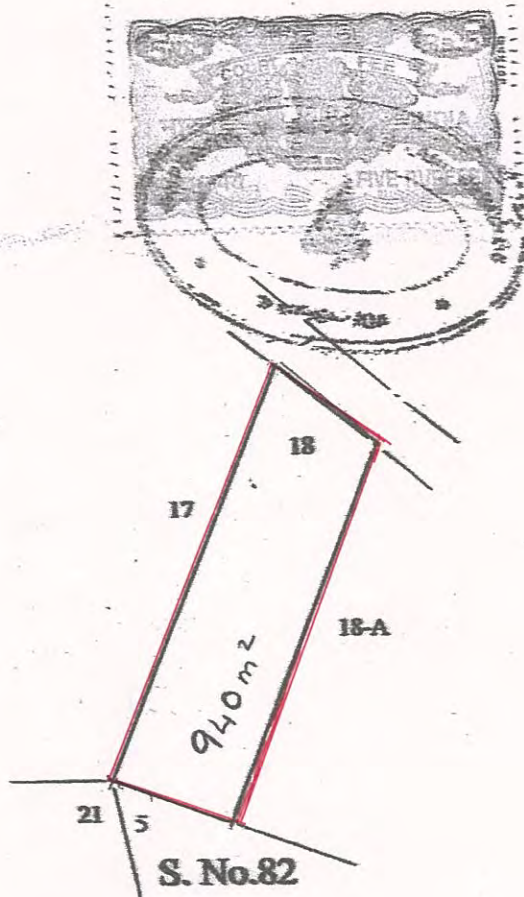
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

Inward No: 1139



Plan Showing plots situated at
Village : CUNCHELM
Taluka : BARDEZ
P.T. SHEET No. 10 / CHALTA No. 18
Scale : 1:1000

10/3/17
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



Generated By : Pratap Moulshar (DM) (S. 11)
On : 07-03-2017

Compared By:
Compared By:



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 20-06-2017 02:53:46 PM



Document Serial Number : 2512

Presented at 12:03:00 PM on 20-06-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	595000.00
2	Processing Fees	350.00
	Total :	595350.00

Stamp Duty Required: 272000.00 Stamp Duty Paid: 272500.00


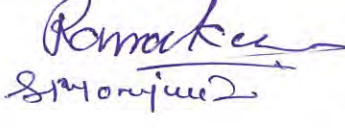
Riyaz Somani presenter

Name	Photo	Thumb Impression	Signature
Riyaz Somani, S/o Ramzanali Somani, Married, Indian, age 35 Years, Business, r/o 301, Next Avenue, 29th Road, Bandra West Mumbai-400050 Director of Rio Luxury HOMes Pvt Ltd, Office at Redrock Elegance, Opp. Paramount Home, Marna-Siolim, Bardez Goa. PAN CARD NO AAHCR5557P. vide resolution dated 4.4.2016.			Rso —

Endorsements

Executant

1 . Rama Shankar Morajkar, S/o Shankar Morajkar, Married, Indian, age 65 Years, Business, r/o2-Laxmi Apts, Feira Altas, Mapusa Bardez Goa. Pan no CGEPM6818A

Photo	Thumb Impression	Signature
		



2 . Smita Rama Morajkar, W/o Rama Morajkar, Married, Indian, age 56 Years, House-Wife, r/o2-Laxmi Apts, Feira Altas, Mapusa Bardez Goa Pan no ALRPM4667P

Photo	Thumb Impression	Signature
		

3 . Riyaz Somani, S/o Ramzanali Somani, Married, Indian, age 35 Years, Business, r/o 301, Next Avenue, 29th Road, Bandra West Mumbai-400050 Director of Rio Luxury HOMes Pvt Ltd, Office at Redrock Elegance, Opp. Paramount Home, Marna-Siolim, Bardez Goa. PAN CARD NO AAHCR5557P. vide resolution dated 4.4.2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Alicia Fernandes , D/o Godfrey Gaigole, Married, Indian, age 26 Years, Service, r/o H.no 720-A, Aldona Bardez Goa	
2	Sneha Mapsekar , D/o Uday Mapsekar, UnMarried, Indian, age 26 Years, Service, r/o H.no 90-B, Ansabhat, Mapusa Bardez Goa	



Sub Registrar



Denotation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 493000/- has been paid thereon.

TDS Paid through HDFC Bank dated 19/06/2017 Rs 1,00,000/-

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-02482-2017
CD Number BRZD788 on
Date 20-06-2017

Sub-Registrar (Bardez)

Sub-REGISTRAR
BARDEZ

Scanned By:- Saetanand

Signature:- *Empasselkar*

Designed and Developed by C-DAC, ACTS, Pune