

# Receipt

Original Copy

## FORM-I- RECEIPT FOR FEE RECEIVED

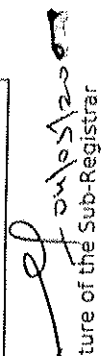
Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 04-May-2020 11:11:16  
Date of Receipt: 04-May-2020

Receipt No : 2020-21/9/22  
Serial No. of the Document : 2020-BRZ-1261  
Nature of, Document : **Conveyance - 22**  
Received the following amounts from **Agnelo Machado Braganca** for Registration of above Document in Book-1 for the year 2020

Registration Fee	148050	E-Challan	• Challan Number : 202000387759 • CIN Number : CPAACPRBF7	148050
Processing Fee	440	E-Challan	• Challan Number : 202000387759 • CIN Number : CPAACPRBF7	550
<b>Total Paid</b>	<b>148600</b>	<b>( Rupees One Lakh Forty Eight Thousands Six Hundred only )</b>		

Probable date of issue of Registered Document: / /

  
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below


Name of the Person Authorized : **Catherine Rodrigues**

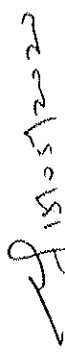


Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **04-May-2020**

  
Signature of the Presenter

  
15/05/2020

Signature of the person receiving the Document

Signature of the Sub-Registrar

(RULES

Citizen credit co-operative Bank Ltd.

Mapusa Branch,  
Shop No. G - 1, Ground Floor, Block D - 1,  
Boshan Homes,  
Mapusa, Goa - 403 567

FOR CITIZEN CREDIT  
CO-OP BANK LTD

*Penlandes*  
Authorized Signatory

D-5/STRV/ICR/35/112013-RO

STAMP DUTY  
00000

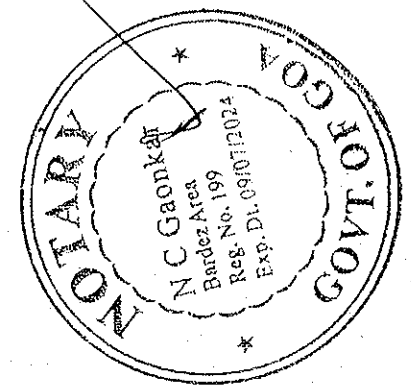
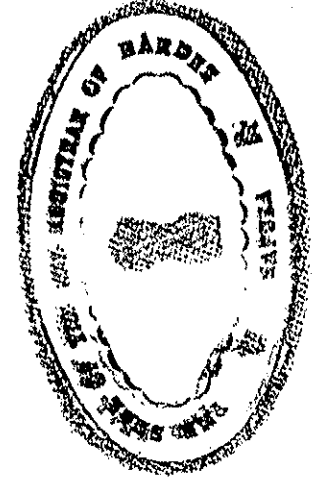
6635 7132378

GOA  
NON JUDICIAL

Rs ≈ 0207300 ≈ 30.4.2020

GOA

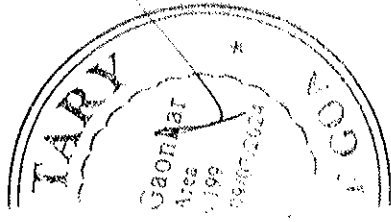
Name of Purchaser RIVIERA CONSTRUCTIONS PVT. LTD.



2020-6R2-1261  
04/05/2020

# DEED OF SALE

*Penlandes*



THIS DEED OF SALE is executed in the City of Mapusa on this 4<sup>TH</sup> day of May 2020 BETWEEN (1)

**SHRI. RAVINDRA SHIVA CHODANKAR**, son of late Shiva Vishnu Chodankar, 72 years of age, retired headmaster, married, holder of Pan card no: [REDACTED]

and his wife (2) **SMT. GEETA RAVINDRA**

**CHODANKAR**, daughter of late Shivanand

Nagarcenkar, 68 years of age, housewife, holder of Aadhar Card no: [REDACTED]

*Indian Nationals,  
both resident*

of H.No. 1049, Madhlem Bhat, Siolim, Bardez, Goa, Party at serial no.2 is represented by the

Party at serial no 1 her husband, vide POA executed on 02.03.2020 vide Registration no: 3814/2020 executed before Notary N.C.Gaonkar,

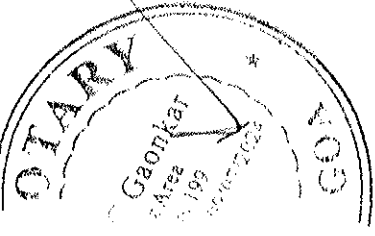
Notary Mapusa, Bardez, Goa, hereinafter called the **VENDORS** ( which expression shall unless

repugnant to the meaning or context thereof shall mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**

and **M/S.RIVIERA CONSTRUCTIONS PVT. LTD.**, a Private Limited Company, duly registered with the



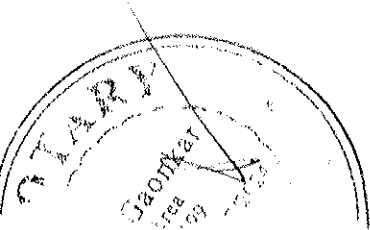
*[Handwritten signature]*




Registrar of Companies, Goa under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of Pan Card no. [REDACTED] having its office at 0-104, 2<sup>nd</sup> floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa, represented by its Chairman and Managing Director, **MR. AGNELO MACHADO BRAGANCA**, 67 years of age, son of late Assuncao de Braganca, Engineer, unmarried, holder of Pan Card No. [REDACTED], Indian National, resident of H.No. 149, Gaunsavaddo, Mapusa, Bardez, Goa, 403507, by virtue of the resolution of its Board of Directors dated 02.03.2020 under No. RC/GC/21087 hereinafter called the **PURCHASER** (which expression shall unless repugnant to the meaning thereof is deemed to mean and include its successors, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the **VENDORS** herein are the exclusive owners in possession of property known





as "PONSABATA" OR "GHARBHATT" admeasuring 700 sq. mtrs, situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa surveyed for Record of Rights under Survey no. 52/17 of the Revenue Village of Siolim and more particularly described in the Schedule I hereunder.



AND WHEREAS the ownership of the Vendors has been confirmed by Judgment and Decree dated 4.2.2020 in Regular Civil Suit no.258/2018/A passed by the Civil Judge Senior Division of Bardez at Mapusa.

AND WHEREAS the **PURCHASER** has approached the **VENDORS** for the sale of the said property and the **VENDORS** have agreed to sell the said property more above referred to and more particularly described in the schedule hereunder written to the **PURCHASER** for a consideration of Rs. 59,22,000/- ( rupees fifty nine lakhs twenty two





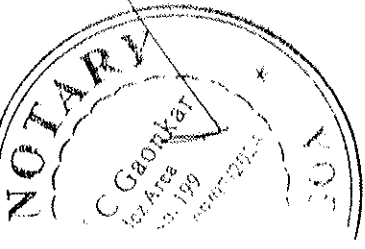
thousand only) payable by the PURCHASER to the VENDORS under this deed of sale.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:**

1. That in consideration of payment of Rs. 59,22,000/- (Rupees fifty nine lakhs twenty two thousand only) paid by the PURCHASER to the VENDOR No. 1, for self & on behalf of the VENDOR no.2, by cheque no. 009043 dated 21.03.2020 for Rs. 58,62,780/- (Rupees fifty eight lakhs sixty two thousand seven hundred and eighty only) drawn on HDFC Bank, Mapusa Branch, and TDS of Rs. 59,220/- paid vide Challan no.280 BSR code no. 0510308 Challan serial no. 02275 dated 21.03.2020 drawn on HDFCBank, the receipt of which the VENDORS does hereby admit and acknowledge, they the VENDORS do hereby convey by way of sale to the purchaser the said property known "PONSABATA" OR "GHARBHATT" admeasuring 700 sq. mtrs, not known to be described in the



*[Signature]*  
*[Signature]*



Land Registration Office nor in the Revenue Office for Matriz Predial situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa surveyed for Record of Rights under Survey no. 52/17 of the Revenue Village of Siolim and more particularly described in the Schedule hereunder written.

2. The **VENDORS** have this day delivered to the **PURCHASER** actual, vacant possession of the said property described in the Schedule hereunder written and the **PURCHASER** does hereby confirm having taken possession of the said Property from the **VENDORS** herein.

3. The **PURCHASER** shall hereafter hold, possess and enjoy the said property described in Schedule hereunder written as absolute owner and it shall be lawful for the **PURCHASER** at all times to possess, occupy and enjoy the



*W. Balan*

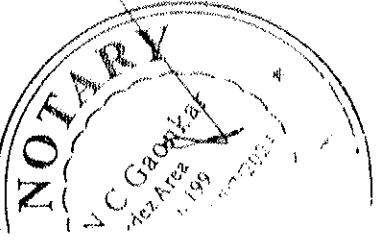
*[Signature]*

said property described in Schedule hereby conveyed and sold with all its appurtenances together with all the rights and benefits without any interference from the **VENDORS**, their predecessors-in-title and any other person or persons acting through or on their behalf.

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



*[Signature]*  
*[Signature]*

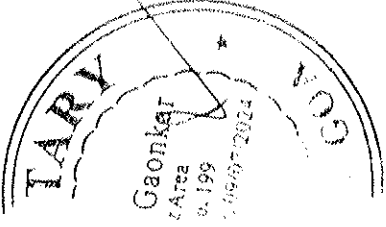




5. The **VENDORS** further covenant that they shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation, rectification deeds and other things whatsoever for further and more perfectly and more fully conveying and assuring ownership and possession of the said property described in Schedule hereunder written and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

6. The **VENDORS** hereby further assure and covenant with the **PURCHASER** that there are no encumbrances or any settlement, will, charge, lien, mortgages, attachments, maintenance charges, agreements, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other claims on the said property described





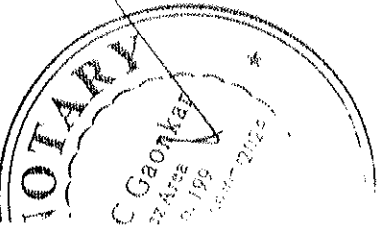
in Schedule hereunder written and that may in any manner adversely affect the rights of the **VENDORS** to convey the full and absolute ownership of the said property described in Schedule I and in case any claims, the **VENDORS** agree to answer such claims and demands and protect the **PURCHASER** there from and accordingly offer full and complete indemnity.

7. The **VENDORS** assure that apart from them, there are no other person/s interested in the said property described in Schedule I hereunder written and the **VENDORS** hereby agree to indemnify and keep the **PURCHASER** at all times fully indemnified and harmless against any loss or liability, action or proceedings, cost or claims which may arise against the **PURCHASER** or on the Property hereby Conveyed' by reason of any defect in or want of title on the part of the **VENDORS** and/or breach of the terms of this sale.



*S. S. Saha*

*M. K. Saha*

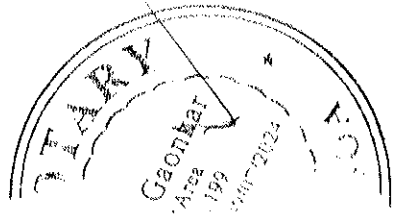
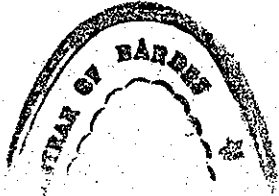


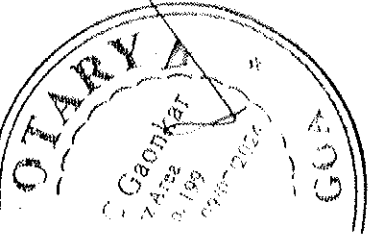
The **VENDORS** agree and bind to defend the right, title, interest and ownership of the **PURCHASER** herein against all claims and demands and the expenses in this regard will be fully borne to by the **VENDORS**.

8. That by virtue of the deed, the **PURCHASER** shall be entitled to secure change of revenue records, survey records of the property described in the Schedule in their name by way of mutation and for the purpose of mutation the **VENDORS** have sworn an affidavit for the purpose of giving no objections for the mutations of the same in favour of the **PURCHASER** in the survey records along with an application for mutation thereof.

*M. S. Khan*

*M. S. Khan*





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

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

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

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



*[Handwritten Signature]*  
*[Handwritten Signature]*



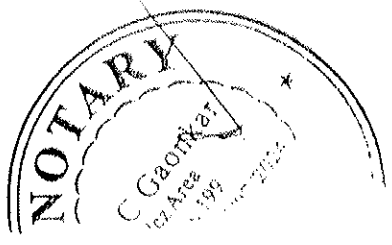
- c) That the said property is not subject to any tenancy or mundkarial claim/right in favour of any person/s whatsoever.
- d) That the **VENDORS** have no subsisting Agreement for the Sale, lease or conveyance of the said property with any other party or person besides **THE PURCHASER**, herein.
- e) The **VENDORS** have not assigned or transferred their ownership rights in the said property to any other party or person prior to the execution of this Deed of Sale.

#### SCHEDULE OF THE PROPERTY

ALL THAT Property known as "PONSABATA" OR "GHARBHATT" admeasuring 700 sq. mtrs situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of

*[Handwritten Signature]*





North Goa, State of Goa, surveyed for Record of Rights under Survey no. 52/17 of the Revenue Village of Siolim and bounded as under:

EAST: By the property bearing survey number 52/18.

WEST: By the property bearing survey number 52/15.

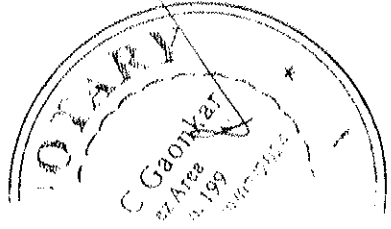
NORTH: By the property bearing survey number 52/12.

SOUTH: By the property bearing survey number 52/19.

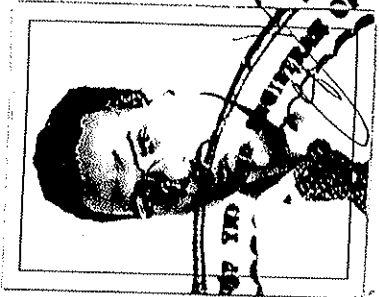
IN WITNESS WHEREOF, the parties hereto have signed this DEED OF SALE after having read and understood the contents thereof.

*M. Prabhakar*

*Prabhakar*



VENDORS

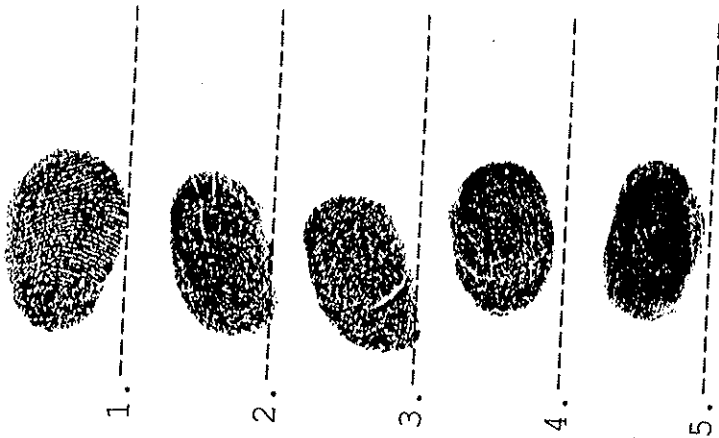


*L.H.F.P.*



(SHRI. RAVINDRA SHIVA CHODANKAR  
'forself and on behalf of vendor no.2'))

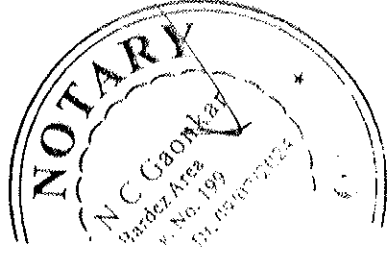
L.H.F.P. OF RAVINDRA  
SHIVA CHODANKAR



R.H.F.P. OF RAVINDRA  
SHIVA CHODANKAR



*R.H.F.P.*  
*Ravindran*



PURCHASER:



*Agnelo M. Braganca*



(M/S. RIVIERA CONSTRUCTIONS PVT. LTD.  
represented by its Chairman and Managing  
Director  
MR: AGNELO M. BRAGANCA)

L.H.F.P. OF AGNELO M.  
BRAGANCA



R.H.F.P. OF AGNELO M.  
BRAGANCA


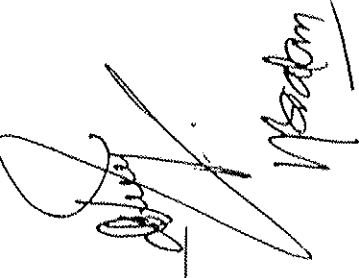


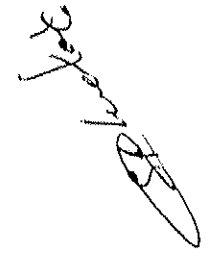
*Agnelo M. Braganca*





WITNESSES:

- 1. Catherine Rodriguez 
- 2. Dominic Vegas  Warden





# Government of Goa

## Document Registration Summary 2

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

Print Date & Time : - 04-May-2020 11:05:36 am

Document Serial Number :- 2020-BRZ-1261

Presented at 10:05:13 am on 04-May-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	207300
2	Registration Fee	148050
3	Mutation Fees	1000
4	Processing Fee	440
<b>Total</b>		<b>356790</b>

Stamp Duty Required :207300







Stamp Duty Paid : 207300

### Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<p><b>SING</b></p> <p>Agnelo Machado Braganca ,S/o - D/o Age: , Marital Status: , Gender:, Occupation: , Address1 - Office at 0- 104, 2nd Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa Bardez Goa, Address2 - , PAN No.:</p>			







### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Ravindra Shiva Chodankar ,S/o - D/o Late Shiva Vishnu Chodankar Age: 72, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - House No 1049, Madhlem Bhat, Siolim Bardez, Goa, Address2 - , PAN No.:</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Ravindra Shiva Chodankar, S/o - D/o Late Shiva Vishnu Chodankar                      Age: 72,                      Marital Status: , Gender: Male, Occupation: Other, Address1 - House No 1049 Madhlem Bhat Sidlim Bardez Goa, Address2 - ,                      PAN No: [REDACTED]</p>			
3	<p>Agnelo Machado Braganca, S/o - D/o                      Age: ,                      Marital Status: , Gender: , Occupation: , Address1 - Office at 0-104, 2nd Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa Bardez Goa, Address2 - ,                      PAN No.: [REDACTED]</p>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Catherine Rodrigues, 45, [REDACTED] Service, Marital status : Married 403507                      Mapusa, Bardez, NorthGoa, Goa</p>			
2	<p>Domnic Achilleus Viegas, 45 [REDACTED] Service, Marital status : Married 403507                      Socorro, Bardez, NorthGoa, Goa</p>			

*[Handwritten Signature]*  
 Sub Registrar

**SUB REGISTRAR**  
**BARDEZ**

Document Serial No:-2020-BRZ-1261

Book :- 1 Document

Registration Number :- BRZ-1-1309-2020

Date : 15-May-2020

*[Handwritten signature]*

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

**SUB-REGISTRAR  
BARDEZ**

