P/2 O/C

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 11-Feb-2020 11:33:59

Date of Receipt: 11-Feb-2020

Receipt No : 2019-20/9/4006

Serial No. of the Document : 2020-BRZ-623

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	818060	E-Challan	• Challan Number : 202000127113 • C N Number : CPY1758109	818060
Processing Fee	360	E-Challan	• Challan Number : 202000127113 • CIN Number : CPY1758109	460
Total Paid	**818520** (Rupees Eight Lakh Eighteen Thousands Five Hundred And Twenty only)			

Probable date of issue of Registered Document:

Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized : Catherine Rodrigues

Specimen Signature of the Person Authorized

Signature of the Party

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

The Registered Document has been handed over to on Dated **11-Feb-2020**

Signature of the person receiving the Document

Signature of the Sub-Registrar

(RUPEES TEN LAKHS ONLY)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Bioshan Homes,
Mapusa, Goa - 403 507

D-5/STP(V)/C.R./35/1/2013-RD

भारत STAMP DUTY 00000 GOA NON JUDICIAL

Rs. 1000000 -9.2.2020

365430 GOA

INDIA ··One··Zero··Zero··Zero··Zero··Zero··Zero···

6034 671435B

Name of : RIVIERA CONSTRUCTIONS PVT LTD

(RUPEES FIFTY TWO THOUSAND ONLY)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Bioshan Homes,
Mapusa, Goa - 403 507

D-5/STP(V)/C.R./35/1/2013-RD

भारत STAMP DUTY 00000 GOA NON JUDICIAL

Rs. 0052000 -9.2.2020

365430 GOA

INDIA ··Zero··Zero··Five··Two··Zero··Zero··Zero···

6035 782124B

Name of : RIVIERA CONSTRUCTIONS PVT. LTD

NOTARY
N C Gaonkar
Bardez Area
Reg. No. 1992
Exp. Dt. 09/07/2024
GOVT. OF

2020 - B22 - 623

11.02.2020

DEED OF SALE

S. Fernandes

I Fernandes

NOTARY N C Gaonkar Bardez Area Reg. No. 199 ... GOA

THIS DEED OF SALE is executed in the City of Mapusa on this 11th day of February 2020.

BETWEEN

(1) **MRS. INGRID CARVALHO E FERNANDES** alias **INGRID JOSEPHINE FERNANDES**, daughter of late Gervasio Carvalho or Gervasio D'Mello, widow of late Joseph Fernandes, retired, 67 years of age, of Arpora, Bardez, Goa, currently residing at 46 Carshalton Park Road, Carshalton Surrey, SM63SS England, British National, Holder of Passport no. _____ OCI Card holder no. _____, holder of Pan Card no. _____ presently resident of H.No. 11, Viegas Vaddo, Arpora, Bardez - Goa; (2) **MRS. SARITA CARVALHO E FERNANDES** alias **SARITA FERNANDES**, daughter of late Gervasio Carvalho or Gervasio D'Mello, widow of late Cyril Fernandes, Service, 59 years of age, holder of Pan card no. _____ Indian National, resident of Viegas

I Fernandes S. Fernandes

NCGaonkar

Building, G-5, 26th National Library Road, Opp. Nandi Cinema, Bandra, Mumbai, West, 400050 presently resident of H.No. 11, ViegasVaddo, Arpora, Bardez - Goa, hereinafter called **THE VENDORS** (which express shall unless repugnant to the context or meaning thereof be deemed to include their representatives, legal heirs, administrators and assigns) of the **ONE PART.**

AND

M/S. RIVIERA CONSTRUCTIONS PVT.LTD., a Company registered under the Companies Act, 1956, registered under Certificate of Incorporation bearing No.24-01994 of 1995,represented by its Managing Director **MR.AGNELO MACHADO BRAGANCA**, 68 years of age, son of Assuncao de Braganca, Indian National, Holder of Pan Card no.

Indian National, resident of H.No.149, Gaunsavaddo, Mapusa, Bardez, Goa, by virtue of Resolution of its Board of Directors dated

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20.1.2020 recorded under No.RC/GC/20991 hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, administrators and assigns) **OF THE OTHER PART;**

WHEREAS the **VENDORS** herein are the exclusive owners in possession of an immoveable property known as "Marad" also known as "Morod" bearing **Survey Number 17/2 admeasuring 2175 square metres or thereabout** corresponding to old Cadastral survey number 384 situated in the Revenue Village of Arpora, Taluka and Sub-District of Bardez, Goa, which property is more particularly described in the Schedule hereunder written.

AND WHEREAS the said property originally belonged to late Pio Manuel Marcos de Santa Cruz e Melo

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Carvalho or Cruz Carvalho and his wife Petronila de Melo Mendonca e Carvalho.

AND WHEREAS the VENDORS the said Pio Manuel Marcos de Santa Cruz e Melo Carvalho died on 23/01/1947, and his widow the said Petronila de Melo Mendonca e Carvalho died on 31/08/1955, leaving behind as their heirs, inter alia Mr. Gervasio Carvalho alias Gervasio D'Mello, also known as Jervas Carvalho, married to Felicidade Carvalho, who was the only married son of the said Pio Manual Marcos de Santa Cruz e Melo Carvalho and his wife Petronila de Melo Mendonca e Carvalho.

AND WHEREAS, the said Mr. Gervasio Carvalho alias Gervasio D'Mello, also known as Jervas Carvalho and Felicidade Carvalho are the late parents of the **VENDORS** herein.

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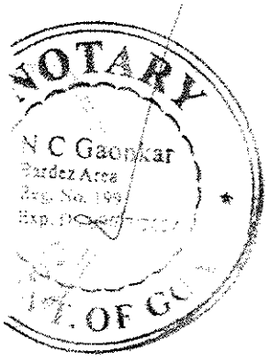

AND WHEREAS on the death of the said Pio Manual Marcos de Santa Cruz e Melo Carvalho and his wife Petronila de Melo Mendonca e Carvalho Inventory proceedings bearing no. 339/2011 were held in the Court of the Civil Judge Senior Division of Bardez at Mapusa.

AND WHEREAS, the said property bearing survey number 17/2 more particularly described in the SCHEDULE hereunder written was described in the list of assets in the said Inventory Proceedings No: 339/2011 under no. 3 and was allotted to the **VENDORS** herein by virtue Final Chart of Partition and Orders dated 26.08.2016.

AND WHEREAS the **VENDORS** are thus the exclusive owners in possession of the said property described in the SCHEDULE hereunder written.

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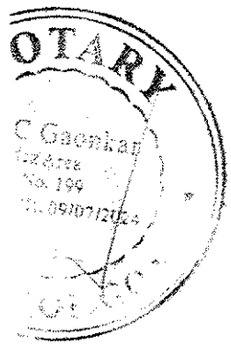

AND WHEREAS, the **PURCHASER** herein has approached the Vendor with an offer to purchase the said property bearing survey number 17/2 more particularly described in the Schedule hereunder written for a consideration of Rs.2,33,73,000/-(Rupees Two crores Thirty Three Lakhs Seventy Three Thousand only)

AND WHEREAS the **VENDORS** have accepted the proposal of the **VENDORS** and agreed to sell the said property to the **PURCHASER** by an Agreement of Sale dated 5th July 2019 for a consideration of Rs.2,33,73,000/-(Rupees Two crores Thirty Three Lakhs Seventy Three Thousand only).

AND WHEREAS the **PURCHASER** has published a Public Notice in the local newspapers The Navhind Times and The Gomantak dated 19.12.2019 calling

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for objections from the public in general and no objection of any nature were received.

AND WHEREAS the **PURCHASER** has paid the said consideration to the **VENDORS** in terms of the schedule of Payments hereunder written in Schedule II.

AND WHEREAS the **VENDORS** have therefore agreed to execute this Deed of Sale conveying the said property hereinabove referred to and described in the schedule I hereunder written to the **PURCHASER** herein.

NOW THIS DEED OF SALE AND WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of a sum of Rs.

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2,33,73,000/- (Rupees two crores thirty three lakhs seventy three thousand only) paid by the **PURCHASER** to the **VENDORS** herein in terms of the Schedule of payments detailed in schedule II hereunder written the receipt of which the **VENDORS** do hereby acknowledge and in pursuance of the said agreement dated 5th July 2019 do hereby convey by way of sale to the **PURCHASER** herein the said property known as **"Marad" alias "Morod"** situated in the village of Arpora, Village Panchayat of Arpora, Taluka and sub-District of Bardez, District of North Goa, State of Goa, surveyed number 17/2 of the Revenue Village of Arpora, BardezTaluka, Goa corresponding to old Cadastral survey number 384 more particularly described in the schedule I hereunder written.

2. The **VENDORS** have this day delivered to the **PURCHASER** actual, vacant possession of the said property described in the Schedule hereunder

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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 as absolute owner and it shall be lawful for the **PURCHASER** at all times to possess, occupy and enjoy the said property described in Schedule I 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.

6. The **VENDORS** hereby covenant with the **PURCHASER** that notwithstanding any act, deed or thing heretofore done, executed or knowingly

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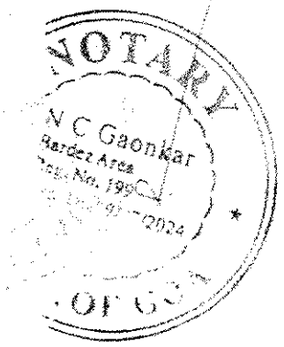
suffered, the **VENDORS** have full power and absolute authority and indefeasible title to sell the said property described in Schedule and the same is free from all encumbrances, charges, claims of any kind and the **PURCHASER** shall hereafter peacefully and actually hold, possess and enjoy the 'Property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

7. 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 act, deed and thing and execute deeds of further assurances, confirmation deeds, 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** and every part

thereof in the manner aforesaid according to the true intent and meaning of this Deed.

8. 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 I 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.

J. Fernandes J. Fernandes



9. 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. 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**.

10. The **VENDORS** have paid and discharged the land revenue, taxes and all other outgoing in

I Fernandes J. Fernandes

respect of the said property described in Schedule I hereunder written to the concerned authorities up to the date of this Sale Deed and the **PURCHASER** shall pay the same hereafter from this day and in case any taxes or charges are still due and unpaid in respect of the said property described in Schedule I hereunder written the same shall be paid by the **VENDORS**.

11. That by virtue of the deed, the **PURCHASER** shall be entitled to secure change of revenue records, survey records of the property described in Schedule I in their name by way of mutation and for the purpose of facilitating the mutation and approvals the **VENDORS** have sworn affidavits giving no objections for the mutations of the same in favour of the **PURCHASER** in the survey records.

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

13. 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.

c) That the said property is not subject to any tenancy or mundkarial claim/right in favour of any person/s whatsoever.

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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 I IN RESPECT OF THE PROPERTY HERBEY SOLD

The entire coconut garden property known as "MARAD" alias "**MOROD**" admeasuring 2175 sq.mts surveyed under no. 17/2 corresponding to old cadastral Survey number 384 situated in the Revenue Village of Arpora, Bardez, Goa, situated at Arpora, within the limits of Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, not known to be described in the Land Registration Office, nor known to be

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enrolled in the Revenue Office for Matriz Predial, and bounded as under:

East :By the village Panchayat Road.

West :By the prcperty bearing survey number 17/1 belonging to the Vendors.

North: By the property bearing survey no's 18/1 and 18/2.

South: By the property bearing Survey no. 16.

The gross area of the said property as per the survey form I & XIV is 2,600 square meters.

SCHEDULE II

(IN RESPECT OF PAYMENTS OF CONSIDERATION)

Fernandes

S. Fernandes

		INGRID	SARITA
TOTAL CONSIDERATION	Rs.2,33,73,000/-	Rs.1,16,86,500/-	Rs.1,16,86,500/-
PAYMENT 1	Rs.80,00,000/-	Rs.40,00,000/- TDS @ 20.8% =Rs.8,32,000/- paid by Challan no.281, BSR code no.0510308, Challan sr.no.04996 dated 5.7.2019 with HDFC netbanking (Net Rs. 31,68,000/-)	Rs.40,00,000/- TDS @ 1% = Rs.40,000/- paid by Challan no.280, BSR code no.0510308, Challan sr.no.06950 dated 5.7.2019 with HDFC netbanking (Net Rs. 39,60,000/-)
PAYMENT 2	Rs.90,00,000/-	Rs.45,00,000/- TDS @ 20.8% Rs.9,36,000 /- paid by Challan no.281,BSR code no.0510308, Challan sr.no.05018 dated 23.12..2019 with HDFC netbanking (Net Rs.35,64,000/- after deducting TDS @ 20.8%)	Rs.45,00,000/- TDS @ 1% Rs.45,000/- paid by Challan no.280, BSR code no.0510308, Challan sr.no.05232 dated 23.12.2019 with HDFC netbanking (Net Rs. 44,55,000/- after deducting TDS @ 1%)

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PAYMENT 3	Rs.63,73,000/-	Rs. 31,86,500/- TDS @ 20.8% Rs.6,62,792/- paid by Challan no.281, BSR code no.0510308, Challan sr.no.05702 ated 17.1.2020 with HDFC netbanking (Net Rs.25,23,708/- after deducting TDs @ of 20.8%)	Rs.31,86,500/- TDS @ 1% Rs.31,865/- paid by Challan no.280, BSR code no.0510308, Challan sr.no.00146 dated 18.1.2020 with HDFC netbanking (Net Rs. 23,54,635/- after deducting TDS @ of 1%)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT IN THE PRESENCE OF THE WITNESSES SIGNING BELOW:

S. Fernandes

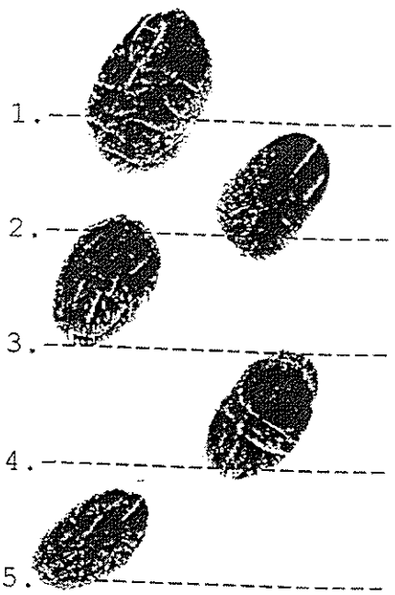
S. Fernandes

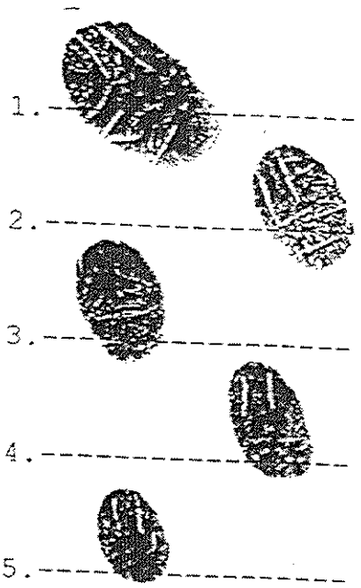
THE VENDORS:

(MRS. INGRID CARVALHO E FERNANDES
alias INGRID JOSEPHINE FERNANDES)

L.H.F.P.OF INGRID CARVALHO E FERNANDES

R.H.F.P. OF INGRID CARVALHO E FERNANDES





S. Fernandes

S. Fernandes

(MRS. SARITA CARVALHO E FERNANDES
alias SARITA FERNANDES)

L.H.F.P.OF SARITA CARVALHO E FERNANDES

R.H.F.P.OF SARITA CARVALHO E FERNANDES

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S. Fernandes

S. Fernandes

THE PURCHASER:

(M/s. RIVIERA CONSTRUCTIONS PVT.LTD. represented by its Managing Director Mr. Agnelo M. Braganca)

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

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J. Fernandes

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

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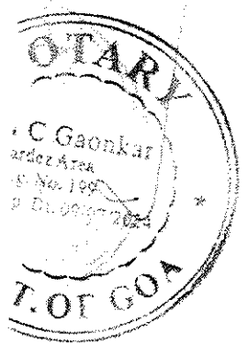

WITNESS:

1. Catherine Rodrigues

2. Dominic Vieyra

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S. Fernandes

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Feb-2020 11:02:03 am

Document Serial Number :- 2020-BRZ-623

Presented at 11:02:07 am on 11-Feb-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	1051800
2	Registration Fee	818060
3	Mutation Fees	2500
4	Processing Fee	360
	Total :	1872720

Stamp Duty Required : 1051800 Stamp Duty Paid : 1051800

Presenter

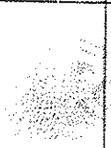
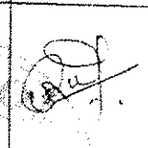
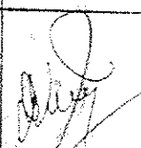
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Agnelo Machado Braganca ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - Gomes Catao Complex, Mapusa, Bardez, Goa, Address2 - , PAN No			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ingrid Carvalho E Fernandes Alias Ingrid Josephine Fernandes ,S/o - D/o Late Gervasio Carvalho Age: 67, Marital Status: Widow ,Gender:Female,Occupation: Other, Address1 - House No.11, Viegas Vaddo, Arpora, Bardez, Goa, Address2 - , PAN No.			
2	Sarita Carvalho E Fernandes Alias Sarita Fernandes ,S/o - D/o Late Gervasio Carvalho Or Gervasio D Mello Age: 59, Marital Status: Widow ,Gender:Female,Occupation: Service, Address1 - Viegas Building, G-6, 26th National Library Road, Opp Nandi Cinema, Bandra Mumbai west 400050 presently resident of House no.11, Viegas Vaddo, Arpora, Bardez, Goa, Address2 - , PAN No.:			
3	Agnelo Machado Braganca S/o - D/o Age: , Marital Status: ,Gender:,Occupation: Address1 - Gomes Catao Complex, Mapusa, Bardez, Goa, Address2 - , PAN No.:			

Witness:

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

	Party Name and Address	Photo	Thumb	Signature
1	Catherine Rodrigues, 45 , ,9850451762 , ,Service , Marital status : Married 403507 Mapusa, Bardez, NorthGoa, Goa			
2	Domnic Achilleus Viegas, 45 , ,9850502410 , ,Service , Marital status : Married 403507 Socorro, Bardez, NorthGoa, Goa			

Sub Registrar

TARY
Gaonkar
No. 199

Document Serial No:-2020-BRZ-623

Book :- 1 Document
Registration Number :- **BRZ-1-600-2020**
Date : 11-Feb-2020

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

SUB-REGISTRAR
BARDEZ

NOTARY
N C Gaonkar
Bardez Area
Reg. No. 199
Exp. Dt. 09/07/2021
GOVT. OF GOA

Certified True Copy

N. C. GAONKAR
Advocate & Notary
Mapusa, Bardez - Goa
Reg. No. 3176 /2020

18 FEB 2020