

₹ Rupees Three lakhs eighty thousand five hundred only

Phone No 9372156974
Sold To/Issued To
Sheraton Holidays LL
For Ethen-ID Proof
Cert of Incorporatio



JUN 11 2021 10:18:00

₹ 0380500/-

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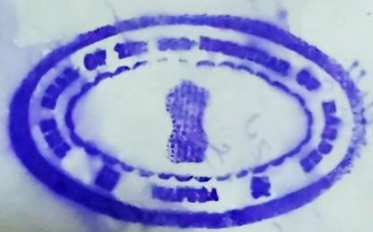
For **CITIZENCREDIT™**
CO-OP. BANK LTD

[Signature]
Authorized Signatory

Name of Purchaser Sheraton Holidays LLP

2021-BRZ 2163
11/06/2021

DEED OF SALE



[Signature] *[Signature]*



This DEED OF SALE is executed on this
at Mapusa:

11th day of JUNE 2021



Michael Lobo
Michael Lobo
Michael Lobo

BETWEEN

1) **SHRI MICHAEL LOBO**, son of late Melquiades Vincent Lobo, aged 45 years, married, business , holding Pan Card no. [redacted] l, Adhaar card no. [redacted]) and his wife 2) **MRS. DELIAH MICHAEL LOBO** , d/o Agnelo Fernandes w/o Michael Lobo, age 44 years, married, business, holding pan card no. [redacted] , adhaar no. [redacted] both r/o H.no.181/15 Bhatti Vaddo, Near Govt Primary School Parra Bardez Goa do hereinafter called the “**VENDORS**” (which expression shall include all their heirs, executors, representatives and assigns) of the **FIRST PART.**

AND

1) **M/s. SHERATON HOLIDAYS LLP**, LLPIN: AAL-1862, Holding PAN Card No: [redacted] , having its registered office at 503, Rose Building, Flower Valley, Wanwadi, Pune 411040, represented by its Designated Partner. Mr. Dinesh V Chhutani, S/o. Mr. Vasudev Chhutani, Aged 47 Years, R/o: 503, Rose Building, Flower Valley, Wanwadi, Pune. Holding PAN Card: [redacted] , Aadhaar Card No: [redacted] , duly authorized vide Board Resolution dated 20th May 2021, hereinafter called the “**PURCHASERS**” (which



Michael Lobo
Michael Lobo

Michael Lobo
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Michael Lobo

expression shall include all his heirs, executors, representatives and assigns) of the **SECOND PART**.

All parties are Indian Nationals.

WHEREAS the Vendors Mr. MICHAEL LOBO and Mrs. DELILAH MICHAEL LOBO are being represented in this deed by their power of attorney holder Adv Sandeep Baburao Raikar, Son of Mr. Baburao Raikar, 43 Years of Age, Married, Advocate, Indian national, holding PAN card no [REDACTED], Resident of House No 114/A/1, Lobo Vaddo, Parra, Bardez, Goa, by virtue of the Power of Attorney dated 10/10/2016, executed before the sub-registrar of Bardez under registration no 4335 for the purpose of admission of this Deed before the Sub-Registrar of Bardez.

WHEREAS the Purchaser Mr. DINESH VASUDEV CHHUTANI is being represented in this deed by his power of attorney holder Mr. Harshkumar Takrani, Son of Shri Amarjeet Takrani, 36 Years of Age, Married, Service, Indian national, holding PAN card no [REDACTED], Aadhaar Card No: [REDACTED], resident of A3-701, Kumar Princetown, Survey No 9, NIBM Undri Road, Pune - 411028, Maharashtra by virtue of the Power of Attorney dated 09/09/2018, executed before the joint sub-registrar of Maharashtra under registration no 16274 for the purpose of admission of this Deed before the Sub-Registrar of Bardez.

WHEREAS there exists a immovable property situated at Prabhu Vaddo surveyed under No. 190, sub division 7-B, admeasuring an area 841 sq.mts, situated at village Calangute, Bardez-Goa. The said property originally form part of larger property under survey no.190/7



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of village Calangute totally admeasuring 3000 sq.mts in the village panchayat jurisdiction of Calangute Bardez Goa and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa. The said property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka revenue Office of Bardez more particularly described in schedule herein under and referred as "said property" .

AND WHEREAS the said larger property originally belong to Carolina Fernandes alias Carolina Fernandes e D'Souza resident from naik waddo Calangute Bradez Goa.

AND WHEREAS said Carolina Fernandes alias Carolina Fernandes e D'Souza expired on 29/6/2015 and here husband Mr. Joao de souza alias John D'Souza expired much prior to her on 11/12/1968.

AND WHEREAS after death of said Smt. Carolina Fernandes alias Carolina Fernandes e D'Souza and here husband Mr. Joao de souza alias John D'Souza a inventory proceeding under no.416/2015/C was initiated before the Civil Court at Mapusa where in the said property was listed at item no.I at the said list of Assets in the said inventory proceeding.

AND WHEREAS by virtue of final chart of allotment dated 06/01/2016 the said property came to be allotted to the heirs of late Smt. Carolina Fernandes alias Carolina Fernandes e D'Souza and here husband Mr. Joao de souza alias John D'Souza namely Regina Rodolfo Misquita, Sidney Anthony Misquita , Clarina Misquita , Monica Dias, Domingos Luis Dias, Brazinha Andrew D'Souza, Dustin D'Souza, Jerry John D'Souza, Margareta Jerry D'Souza alias Maria Arcangeta D'Souza, Ermina Alex De Souza Miranda, Aleixo Antonio Miranda, Alex Peter D'Souza, Martha D'Souza and Alex Peter D'Souza.



AND WHEREAS by virtue of order dated 28/01/2016 in the said inventory proceeding the said property came to be allotted to Regina Rodolfo Misquita, Sidney Anthony Misquita , Clarina Misquita , Monica Dias, Domingos Luis Dias, Brazinha Andrew D'Souza, Dustin D'Souza, Jerry John D'Souza, Margareta Jerry D'Souza alias Maria Arcangeta D'Souza, Ermina Alex De Souza Miranda, Aleixo Antonio Miranda, Alex Peter D'Souza, Martha D'Souza and Alex Peter D'Souza .

AND WHEREAS thereafter said Regina Rodolfo Misquita, Sidney Anthony Misquita , Clarina Misquita , Monica Dias, Domingos Luis Dias, Brazinha Andrew D'Souza, Dustin D'Souza, Jerry John D'Souza, Margareta Jerry D'Souza alias Maria Arcangeta D'Souza, Ermina Alex De Souza Miranda, Aleixo Antonio Miranda, Alex Peter D'Souza, Martha D'Souza and Alex Peter D'Souza sold the schedule property to present vendor by virtue of Deed Of Sale dated 02/07/2017 bearing reg no.BRZ-BK1-00995-2017, CD no.BRZD 786, dated 07/04/2017 executed before the Sub Registrar Of Bardez at Mapusa Goa.

AND WHEREAS thereafter the present Vendor carried put partition of the schedule property and by virtue of order dated 19/03/2018 in partition case no.15/239/2017/Part/land by the Deputy collector and SDO Mapusa the said property admeasuring 841 sq.mts was allotted independent survey no. 190/7-B .

AND WHEREAS the present vendor have become absolute owner of the said property.

AND WHEREAS the SECOND PARTY has approached the FIRST PARTY to purchase the above SAID PROPERTY and the FIRST PARTY has agreed to sell the same to the SECOND PARTY for a total consideration of Rs. 95,00,000 (Rupees Ninety Five Lakhs



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only), and the same is the market value of said Plot and the stamp duty is paid accordingly on following terms:

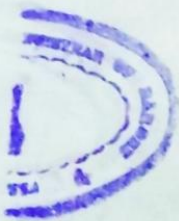
NOW THIS AGREEMENT WITNESSES AS UNDER: -

1. THAT the VENDORS do hereby sell, convey and transfer into the PURCHASER all that surveyed under No. 190, sub division 7-B, admeasuring an area 841 sq.mts, situated at village Calangute , Bardez-Goa. The said property originally form part of larger property under survey no.190/7 of village Calangute totally admeasuring 3000 sq.mts in the village panchayat jurisdiction of Calangute Bardez Goa and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa. The said property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka revenue Office of Bardez.
2. That the VENDORS have received the entire price of Rs.95,00,000/- (Rupees Ninety Five Lakhs) for the above said property in form of RTGS of Rs.94,05,000/- (Rupees Ninety Four Lakhs Five Thousand only) from Punjab National Bank, Pune Wanwadi Branch and Rs.95,000/- (Rupees Ninety Five Thousand only) towards TDS @ 1% paid and challan produced, and the receipt where of the VENDORS do hereby admit and acknowledge.
3. THAT the above said property is sold together with all the rights such as ways, waterways, watercourses, paths, liberties, privileges, easements and appurtenances of whatsoever existing and appurtenant to the said property or in any way appertaining or usually held, occupied and enjoyed herein under or reputed to being or be appertaining thereto in the said property.



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4. THAT the VENDORS do hereby convey, transfer all the estate, right, title, interest, claim and demand of whatsoever of the VENDOR in the said property which is hereby conveyed and every part thereof and to hold the same to the purchaser, his heirs, administrator and assigns absolutely from this day.
5. THAT the VENDORS and their heirs, administrators and assigns shall produce, handover at the request of the purchaser for inspection or bring/produce before any authority or court whatever relevant documents the VENDORS is having in respect to the said property which is hereby sold.
6. THAT the VENDORS and all persons claiming through them or under them do hereby covenant with the PURCHASER that the VENDORS is now lawfully seized and possessed of the said property free from any encumbrance or defects of whatsoever nature.
7. THAT the VENDORS do hereby covenant with the PURCHASER the "THE SAID PROPERTY, hereby sold is absolute free from any charges, liens, encumbrance and /or attachments of any kind whatsoever nor are there any rights of tenancy any/or maundcarship in favour of any person whomsoever in respect of THE SAID PROPERTY and that if for any defect in the title of the VENDORS , the PURCHASER is deprived of the whole or any part of "THE SAID PLOT ", the VENDORS shall compensate the Purchasers and /or their successors-in-interest.
8. THAT the VENDORS have absolute power and authority to sell the said property in manner aforesaid and the PURCHASER may hereinafter peacefully and quietly possess and enjoy the said property in any manner aforesaid without any claims or demands whatsoever



from the VENDORS or persons claiming through or under them or on their behalf.

9. THAT the VENDORS, their heirs, administrators, executors or assigns covenant to save harmless and keep indemnified the PURCHASER his heirs, administrators or assigns free from against all encumbrance, charges and equities of whatsoever.

10. THAT the VENDORS, their heirs, administrators or assigns 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 and also putting him in peaceful possession of the same intent and meaning of this Deed.



11. The VENDORS do hereby declare that they do not have any kind of objection to include the name of PURCHASER in the form I and XIV of said survey number and delete the existing name of the VENDORS from the form I and XIV of survey number.

12. That the PURCHASER and VENDOR to this Deed of Sale do hereby declare that they do not belong to Schedule Caste or Schedule Tribe community pursuant to the notification No. RD/Land/LRC/318/77, dated 21/08/1978.

13. Copy of the Plan is attached to this Sale Deed showing the said Surveyed under surveyed under No. 190/7-B, admeasuring an area 841 sq.mts, situated in the village Panchayat jurisdiction of Calangute , Bardez-Goa which is marked in red colour.



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14. That the VENDORS have put the PURCHASER in physical possession of "THE SAID PROPERTY" upon simultaneous execution of the present Deed Of Sale.

SCHEDULE

ALL that property surveyed under No. 190, sub division 7-B, admeasuring an area 841 sq.mts, situated at village Calangute , Bardez-Goa. The said property originally form part of larger property under survey no.190/7 of village Calangute totally admeasuring 3000 sq.mts in the village panchayat jurisdiction of Calangute Bardez Goa and in the Sub-Registration Jurisdiction of Bardez in the North District of Goa in the State of Goa. The said property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka revenue Office of Bardez and the said property is bounded as under :-



East :- By property bearing survey no.190/9 of village Calangute

West :- By property bearing survey no.190/7 of village Calangute

North :- By village Panchayat Road

South :- By property bearing survey no.190/8 of village Calangute.



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IN WITNESS WHEREOF, the parties have hereunto set their hands
the day, month and the year first hereinabove mentioned.



VENDOR NO.1

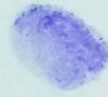
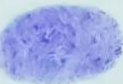
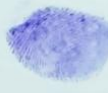
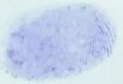
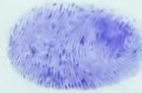
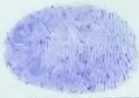


SHRI MICHAEL LOBO



L.H.T.I

R.H.T.I



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VENDOR NO.2

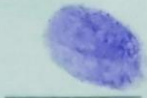
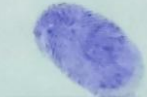
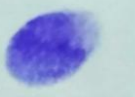
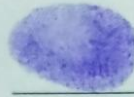
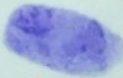


Delo
Mrs. DELIAH MICHAEL LOBO



L.H.T.I

R.H.T.I



Deliah Michael Lobo

Delo



PURCHASERS:



M/s SHERATON HOLIDAYS LLP

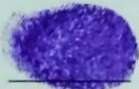
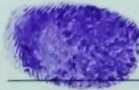
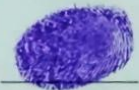
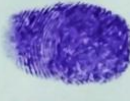
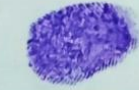
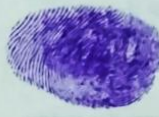
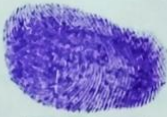
Rep by its Designated Partner

Mr. DINESH VASUDEV CHHUTANI



L.H.T.I

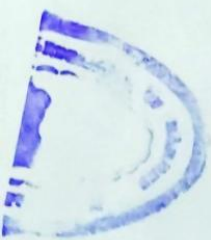
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
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WITNESSES: -

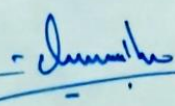


1. Robin fernandes 



2.  M. K. Khand









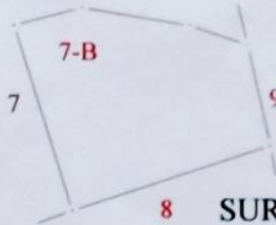
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

CBAR 121-14044



Plan Showing plots situated at
 Village : CALANGUTE
 Taluka : BARDEZ
 Survey No./Subdivision No. : 190/7-B
 Scale : 1:1000

~~(Rajesh R. Pai Kuchelkar)~~
 Inspector of Survey &
 Land Records.



8 SURVEY No.190



[Signature]
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Generated By : Swapnil B.Bhonsle (D' Man Gr. II)
 On : 11-06-2021

Compared By: *Baskar*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Jun-2021 01:43:33 pm

Document Serial Number :- 2021-BRZ-2163

Presented at 01:24:06 pm on 11-Jun-2021 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	380000
2	Registration Fee	285000
3	Mutation Fees	1000
4	Processing Fee	660
Total		666660

Stamp Duty Required :380000/-







Stamp Duty Paid : 380500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harshkumar Takrani ,Father Name:Amarjeet Takrani, Age: 36, Marital Status: ,Gender:Male,Occupation: Service, Address1 - A-3-701 Kumar Princetown Survey no.9 Nibm Undri Road Pune 411028, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandeep Baburao Raikar , Father Name:Baburao Raikar, Age: 43, Marital Status: ,Gender:Male,Occupation: Advocate, Hno.114-A- 1 Lobo Vaddo Parra Bardez Goa , PAN No.: [REDACTED] , as Power Of Attorney Holder for Deliah Michael Lobo			
2	Sandeep Baburao Raikar , Father Name:Baburao Raikar, Age: 43, Marital Status: ,Gender:Male,Occupation: Advocate, Hno.114-A- 1 Lobo Vaddo Parra Bardez Goa , PAN No.: [REDACTED] , as Power Of Attorney Holder for Michael Lobo			

3	Harshkumar Takrani , Father Name:Amarjeet Takrani, Age: 36, Marital Status: ,Gender:Male,Occupation: Service, A-3-701 Kumar Princetown Survey no.9 Nibm Undri Road Pune 411028, PAN No.: _____ , as Power Of Attorney Holder for Dinesh V Chhutani			
4	Harshkumar Takrani , Father Name:Amarjeet Takrani, Age: 36, Marital Status: ,Gender:Male,Occupation: Service, A-3-701 Kumar Princetown Survey no.9 Nibm Undri Road Pune 411028, PAN No.: _____ , as Power Of Attorney Holder for Dinesh Vasudev Chhutani			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kalpesh Kamat, Age: 34, DOB: , Mobile: 9823458396 , Email: , Occupation: Advocate , Marital status : Married , Address: 403114, Moicawada Bardez Goa, Moicawada Bardez Goa, Pilerne, Bardez, NorthGoa, Goa			
2	Name: Robin Jack Fernandes, Age: 26, DOB: , Mobile: 7875957896 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Windsor Avenue Housing Co Operative Society Pedem Sports Complex Mapusa Goa , Flat 501, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-216:

Document Serial No:-2021-BRZ-2163

Book :- 1 Document

Registration Number :- **BRZ-1-2099-2021**

Date : 14-Jun-2021



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

SUB-REGISTRAR
BARDEZ

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-Jun-2021 13:44:28

Date of Receipt: 11-Jun-2021

Receipt No : 2021-22/9/673

Serial No. of the Document : 2021-BRZ-2163

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Harshkumar Takrani** for Registration of above Document in Book-1 for the year 2021

Registration Fee	285000	E-Challan	• Challan Number : 202100512114 • CIN Number : CPAAVSRERO	285000
Processing Fee	660	E-Challan	• Challan Number : 202100512114 • CIN Number : CPAAVSRERO	900
Total Paid	285900 (Rupees Two Lakh Eighty Five Thousands Nine Hundred only)			

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 :

K. Khand
Khand

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 **11-Jun-2021**

Signature of the person receiving the Document

K. Khand
K. Khand

Signature of the Presenter

Signature of the Sub-Registrar