

FORM T, RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR / CIVIL SUB-REGISTRAR, TALUKA BARDOLAI

REGISTRATION DEPARTMENT, GOVERNMENT OF ASSAM

Print Date Time: 12/Sep/2017 04:10 PM

Receipt No: 2527

Date of Receipt: 12/Sep/2017

Serial No. of the Document: 3773

Nature of Document: Sale

Received the following amounts from Sri Achyut Machado Braganca, for Registration of above Document in Book-1 for the year 2017

	Rs. Ps
Registration Fee	773550.00
Processing Fees	1000.00
Total:	774550.00

Amount in words: Rupees Seven Lakh Seventy Four Thousand Eight Hundred Fifty 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:

Catherine Rodrigues
Braganca

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to _____

_____ on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C-IMC, ACIS, Pune

THIS DEED OF SALE is executed on this 12th September 2017 BETWEEN (1) VANDANA SHASHIKANT PANDIT alias VANDANA ANANT PAI, daughter of late Shashikant Govind Pandit alias Shri. Shashikant Pandit, 50 years of age, married, housewife holder of Pan Card No. AUJPP8617R and her husband (2) DR. ANANT CHANDRAKANT PAI, son of late Chandrakant Pai, 52 years of age, Medical Practitioner, married, holder of Pan Card No. AGGPP8552L, both resident of 1257, Siolim, Bardez, Goa hereinafter called the VENDORS (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART.

(3) M/S. RIVIERA CONSTRUCTIONS PVT. LTD. a Private Limited Company, duly registered with the Registrar of Companies, Goa under Certificate of

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RJ. Desai

Incorporation bearing no. 24-01994 of 1995, holder of Pan Card No. AACCR8764R, having its office at 0-104, 2nd Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa 403507 represented by its Chairman and Managing Director MR. AGNELO MACHADO BRAGANCA, 67 years of age, son of late Assuncao de Braganca, Engineer, unmarried, resident of 149, Gaunsavaddo, Mapusa, Bardez, Goa, 403507, holder of Pan Card No. ACUPB4288K by virtue of Resolution of Board of Directors dated 5th September 2017 hereinafter called the PURCHASER (which expression shall unless repugnant to the meaning thereof is deemed to mean and include its executors, administrators, successors and assigns) of the SECOND PART

4) SHARAT SADASHIV DESAI, alias SHARADCHANDRA SADASHIVA DESAI, son of late Sadashiva Ragunath Dessai alias Shri Sadassiva Raghunath Dessai, alias Shri Sadassiva Dessai, alias Shiv Ragunath Dessai, 84 years of age, Divorcee, landlord resident at House no. 1257, Bamonvaddo, Siolim, Bardez, Goa holder of Pan Card No. CHEPD8810J, represented herein by his attorney MRS.SNEHALATA DESSAI alias SNEHALATA SHASHIKANT PANDIT, daughter of late Sadashiva

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Ragunath Dessai alias Shri Sadassiva
 Raghunath Dessai, alias Shri Sadassiva
 Dessai, alias Shiv Ragunath Dessai, widow of
 Late Shashikant Govind Pandit alias
 Shri Shashikant Pandit, widow, retired 82
 years of age, holder of Pan card
 no. BGSP1592D, resident of House no.
 1257, Bamonvaddo, Siolim, Bardez, Goa,
 constituted by instrument of Power of Attorney
 dated 4.9.2014, executed before Notary Public
 Adv.A.K.Shahapurkar, of Pernem, under Registration
 number 9236/2014 hereinafter called the **FIRST**
CONFIRMING PARTY (which expression shall unless
 repugnant to the context or meaning thereof shall
 be deemed to mean and include their heirs,
 executors, administrators and assigns) of the
THIRD PART.

5) **SNEHALATA DESSAI** alias **SNEHALATA SHASHIKANT**
PANDIT, Daughter of late Sadashiva Ragunath
 Dessai alias Shri Sadassiva Raghunath
 Dessai, alias Shri Sadassiva Dessai, alias
 Shiv Ragunath Dessai, widow of Late Shashikant
 Govind Pandit alias Shri Shashikant
 Pandit, widow, retired 82 years of age, holder
 of Pan card no. BGSP1592D, resident of

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House no. 1257, Bamonvaddo, Siolim, Bardex, Goa. 6) MR. VINEET SHASHIKANT PANDIT, son of late Shashikant Govind Pandit alias Shri Shashikant Pandit, 49 years of age, holder of Pan card no. AMZPP6007B married to 7) MRS PREETI SHARMA alias PREETI VINEET PANDIT wife of Vineet Shashikant Pandit, 48 years of age, housewife, married, holder of Pan card no. AZXPS0916R both resident of Plot no 5, Building no 6, C/15 NNP, Goregaon, Mumbai, presently residing at House no. 1257, Bamonvaddo, Siolim, Bardex, Goa hereinafter called the **SECOND CONFIRMING PARTY** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the **FOURTH PART.**

8) SHUBHADA SHRINIVAS BAKSHI, 73 years of age, married, housewife. holder of Pan card no. AXCPB3904H, housewife, daughter of late Sadashiva Ragunath Dessai alias Shri.

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Sadassiva Dessai, alias Shiv Ragunath Dessai, married to 9) **SHRINIVAS PANDURANG BAKSHI**, son of late Pandurang Bakshi, 76 years of age, retired, holder of Pan Card no. **CNEPB6626C**, retired, both resident of Manorama Nivas, Ground floor, Shivaji Park, Road no. 4, Dadar, Mumbai 400028, represented herein by their attorney Snehalata Shashikant Pandit, constituted by instrument of Power of Attorney dated 2nd day of June 2008 executed before Notary Public S.V. Thali, Mapusa, Bardez, Goa under serial no. 375/2008 hereinafter called the **THIRD CONFIRMING PARTY** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIFTH PART**.



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10) KIRAN SADASHIV DESAI alias QUIRAN SADASHIV DESSAI, son of late Sadashiva Ragunath Dessai, bachelor, landlord, 60 years of age, holder of Pan Card no. CHDPD7053G, landlord, resident of House no.1257, Bamcnvaddo, Siolim, Bardez, Goa, hereinafter called the **FOURTH CONFIRMING PARTY** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the **SIXTH PART.**



11) RASHMI JAGANNATH DESAI alias RASHMI J. DESAI, widow of late Jagannath Dessai, 63 years of age, retired, widow, holder of Pan Card no. ADXPD4262F, resident of c/o Shubangini Joshi, 42A/003 Apna Ghar Unit 12, Swami Samarth Nagar, Andheri West, Mumbai 400053.

12) ANIRUDDHA JAGANNATH DESSAI alias ANIRUDDHA J. DESAI, son of late Jagannath Dessai, 38

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Joshi *Apai* *Ami*

years of age, holder of Pan Card no. **AKYPD1983H** businessmen, married to 13) **GRISHMA ANIRUDDHA DESAI**, wife of Aniruddha Jagannath Dessai, 36 years of age, housewife, service holder of Pan Card no. **ATNPD1777H**, both resident of A-303 Blue Diamond of New Link Road, Chincholi, Bunder - Malad West Mumbai, 400064 is represented by her lawful attorney Rashmi Jagannath Dessai by virtue of Power of Attorney dated 06.09.2017 executed by Advocate and Notary Public Kirti K. Nagad, at Mumbai vide registration no. 359/2017 hereinafter called the **FIFTH CONFIRMING PARTY** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns) of the **SEVENTH PART**;

AND WHEREAS all the parties hereto are Indian Nationals.



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AND WHEREAS, the PURCHASER herein is represented by its MANAGING DIRECTOR, AGNELO MACHADO BRAGANCA, by virtue of a resolution dated 5th September 2017 passed by the Board of Directors of the PURCHASER herein, a copy of which is annexed hereto.

AND WHEREAS the THIRD CONFIRMING PARTIES, SHUBHADA SHRINIVAS BAKSHI & SHRINIVAS PANDURANG BAKSHI is represented by their lawful attorney SNEHALATA DESSAI alias SNEHALATA SHASHIKANT PANDIT by virtue of Power of Attorney dated 02.06.2008 executed before Notary S.V. Thali, Mapusa, vide registration no. 375/08.

AND WHEREAS the FIFTH CONFIRMING PARTY GRISHMA ANIRUDDHA DESAI, is represented by her



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lawful attorney RASHMI JAGANATH DESSAI by virtue of Power of Attorney dated 06.09.2017 executed before Advocate and Notary Public Kirti K. Nagad, at Mumbai vide registration no. 359/2017.

AND WHEREAS the VENDORS herein are owners in possession of property known as "Gorbata" or "Gharbhatt" or "Cristovam Dias" admeasuring 3300 sq. mtrs having therein a residential house bearing house no. 1257 situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is described in the Land Registration Office under number 37488 of Book B 96 (New) at page 74 overleaf forming a distinct and separate part of the larger property described under 3535 of Book B 10 New, surveyed in the Old Cadastral survey under no. 1380 (part) enrolled in the Revenue Office for Matriz Predial

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Rashmi

under no. 357 of the 3rd circumscription, surveyed for Record of Rights under Survey No. 52/20 of the Revenue Village of Siolim and more particularly described in the Schedule hereunder.



WHEREAS, the said property hereinabove referred to and more particularly described in the Schedule hereunder written was originally belonging to late Sadashiva Raghunath Dessai who purchased the same by deed of sale dated 18th September 1944 duly recorded at page no. 48 of Book No. 427 of the books of the then Notary Public (erstwhile Notario Publico) Adv. Jose Joaquin Filipe Pinto de Menezes of Mapusa, Bardez Goa.

AND WHEREAS, in view of the purchase, the said property bearing description No. 37488 of Book B 96 (New) at page 74 overleaf is inscribed under No. 33392 & Book G 27 at page 183 overleaf

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and surveyed for Record of Rights under Survey No. 52/20 in the name of the said Sadasiva Raghunath Dessai.

AND WHEREAS, the said Sadashiva Raghunath Dessai was married to Umabai Sadashiva Dessai, both of whom died on 16.01.1971 and 01.02.2000 respectively and on whose death an Inventory Proceedings bearing no 435/10 /E was instituted in the Court of the Civil Judge Junior Division of Bardex at Mapusa.

AND WHEREAS, the said property hereinabove referred to and more particularly described in the schedule hereunder written was described as Item no.1 in the final list of assets in the said inventory proceedings.

AND WHEREAS all the interested parties in the said Inventory Proceedings mutually agreed to



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settle the dispute as regards the distribution of the estate of late Sadashiva Raghunath Dessai and Umabai Dessai in the said Inventory Proceedings bearing no. 453/10/E by which all the interested parties agreeing to sell to the PURCHASER herein the said property which was agreed to be paid by the PURCHASER herein to each set of interested parties in the said Inventory Proceedings and who are the VENDORS and CONFIRMING PARTIES herein subject to the PURCHASER clearing the title of the said property by securing the cancellation of the said previous Agreement of Sale dated 15.07.2011 at the cost of the parties to that agreement who are signatories to the said Agreement of Sale dated 15.07.2011 and the PURCHASER herein.

AND WHEREAS, in terms of the said mutual agreement the said item no. 1 was allotted to the VENDORS herein by final Order dated 11th

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September 2017 passed by the Civil Judge Junior Division of Bardez at Mapusa, which confirmed the Chart of Partition dated 21st July 2017 by which the said property was shown as allotted to the VENDORS herein.

AND WHEREAS the VENDORS herein are thus the absolute owners of the said property.

AND WHEREAS, the VENDORS and the CONFIRMING PARTIES have therefore in terms of the said mutual agreement approached the PURCHASER herein and offered to sell the said property known as "Gorbata" or "Gharbhatt" or "Cristovam Dias" admeasuring 3,300 sq. mtrs having therein a residential house bearing house no. 1257 situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is described in the Land Registration

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Office under number 37488 of Book B 96 (New) at page 74 overleaf forming a distinct and separate part of the larger property described under 3535 of Book B 10 New, surveyed in the Old Cadastral Survey under no. 138C (part corresponding to Survey no. 52/20) enrolled in the Revenue Office for Matriz Predial under no. 357 of the 3rd circumscription, surveyed for Record of Rights under Survey No. 52/20 of the Revenue Village of Siolim and more particularly described in the Schedule hereunder to the PURCHASER herein.



AND WHEREAS VENDORS and the CONFIRMING PARTIES have therefore in terms of the said mutual agreement have agreed to sell the said property to the PURCHASER for the consideration of Rs. 2,21,00,000/- (Rupees two crores twenty one lakhs only) to be paid by the PURCHASER herein to the VENDORS and the CONFIRMING PARTIES herein directly subject to the terms and

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conditions contained in the said agreement dated 04th June 2016 notwithstanding the allotment of the said property formally in the Inventory Proceedings to VENDORS herein.

WHEREAS in terms of the said mutual agreement the PURCHASER has cleared the title of the VENDORS to the said property and have complied with the terms of the said Agreement of Settlement and Sale and secured the cancellation and termination of the said previous Agreement of Sale dated 15.07.2011 by executing a Deed of Termination, Cancellation and Rescission dated 4th August 2017 executed before the Notary Public N.S. Petkar of Mapusa under registration 13409/2017.

AND WHEREAS, the VENDORS therefore have a clear and marketable title to the said property.

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AND WHEREAS, the PURCHASER in terms of the said mutual agreement has called upon the VENDORS and the CONFIRMING PARTIES to execute and sign the Deed of Sale as VENDORS and CONFIRMING PARTIES hereto in favour of the PURCHASER.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above referred to agreements and in consideration of payment of Rs. 2,21,00,000/- (Rupees two crores twenty one lakhs only) paid by PURCHASER to the VENDORS and the CONFIRMING PARTIES hereto as detailed herein below, they The VENDORS herein do hereby convey and transfer by way sale to PURCHASER ALL THAT property known as "GORBATA", alias "GHAR BHATT", alias "CRISTOVAO DIAS", situated at ward BamonWaddo, bearing Survey No. 52, Sub- Division No.20, of the Revenue village Siolim, within the jurisdiction of the Village Panchayat of Siolim,

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Taluka and Sub- District of Bardez , District of North Goa, State of Goa, having therein of a residential House bearing House No. 1257 in the Village Panchayat records, which property is described in the Land Registration Office under number 37488 of Book B 96 (New) at page 74 overleaf, forming a distinct and separate part of the larger property described under 3535 of Book B 10 New, surveyed in the Old Cadastral Survey under no. 1380 (part corresponding to Survey no. 52/20), enrolled in the Revenue Office for Matriz Predial under no. 357 of the 3rd circumscription, surveyed for Record of Rights of the Revenue Village of Siolim under Survey number 52/20 admeasuring an area of 3,300 sq.mts. (three thousand three hundred square meters) or thereabout which property is more particularly described in the **SCHEDULE** hereunder written, free from all encumbrances, attachments, litigations, maintenance charges, claims and

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demands whatsoever together with all the rights of way, easements, water courses, drains, privileges, appurtenances, advantages of whatsoever nature pertaining to or belonging to the 'said Property and all other rights, privileges and amenities belonging thereto TO HAVE AND TO HOLD the said Property and every part thereof TO AND UNTO THE PURCHASER absolutely hereto fore.

2. That the said consideration amounting to Rs.2,21,00,000/- (Rupees two crores twenty one lakhs only) is paid by the PURCHASER to the VENDORS and in terms of their mutual agreements to the CONFIRMING PARTY as indicated herein below:

(A) Consideration paid by PURCHASER to the interested parties in the said Inventory Proceedings on behalf of the VENDORS by way of depositing owelty money in favour of the CONFIRMING PARTIES herein, in terms of chart of

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allotment dated 21.07.2017 in the said Inventory Proceedings bearing No. 453/10/E amounting to Rs. 86,25,000/- (Rupees eighty six lakhs twenty five thousand only) as follows:

i) Rs. 15,00,000/- (Rupees fifteen lakhs only) in lieu of owelty money paid to SHARAT SADASHIV DESAI, alias SHARADCHANDRA SADASHIVA DESAI, FIRST CONFIRMING PARTY, by way of Owelty money by depositing the same directly in the said Inventory Proceedings by way of a D.D. no. 023175 dated 06.09.2017 drawn on HDFC Bank, at Mapusa on behalf of the allottee/auction Purchaser.

ii) Rs. 7,50,000/- (Rupees seven lakhs fifty thousand only) in lieu of owelty money paid to SNEHALATA DESSAI alias SNEHALATA SHASHIKANT PANDIT, SECOND CONFIRMING PARTY, by depositing the same directly in the said Inventory Proceedings by way of a D.D. no. 023170 dated

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v) Rs. 15,00,000/- (Rupees fifteen lakhs only) in lieu of owelty money paid to SUNALINI DESSAI alias SHUBHADA SRINIVAS BAKSHI married to SRINIVAS PANDURANG BAKSHI alias SRINIVAS BAKSHI, THIRD CONFIRMING PARTIES, by way of deposit in the said Inventory Proceedings on behalf of the allottee/Purchaser by a Demand Draft no. 023174 dated 06.09.2017 drawn on HDFC Bank, at Mapusa.

vi) Rs. 15,00,000/- (Rupees fifteen lakhs only) in lieu of owelty money paid to KIRAN SADASHIV DESAI alias QUIRAN SADASHIV DESSAI, FOURTH CONFIRMING PARTY, directly by way of deposit in the said Inventory Proceedings on behalf of the allottee / Purchaser by a Demand Draft no. 023173 dated 06.09.2017 drawn on HDFC Bank, at Mapusa..

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vii) Rs. 7,50,000/- (Rupees seven lakhs and fifty thousand only) to RASHMI JAGANNATH DESAI alias RASHMI J. DESAI , in lieu of owelty money or directly by way of deposit in the said Inventory Proceedings on behalf of the allottee/Purchaser by a Demand Draft no. 023168 dated 06.09.2017 drawn on HDFC Bank, at Mapusa.

viii) Rs. 3,75,000/- (Rupees three lakhs seventy five thousand only) to NANDINI JAGANNATH DESAI alias NANDINI J. DESAI alias NANDINI NEELESH KULKARNI alias NANDINI NILESH KULKARNI married to NEELESH ANJAN KULKARNI ALIAS NILESH KULKARNI alias NILESH ANJAN KULKARNI, alias NEELESH A. KULKARNI, FIFTH CONFIRMING PARTIES, in lieu of dowry money directly by way of deposit in the said Inventory Proceedings on behalf of the allottee/Purchaser by a Demand Draft no. 023167 dated 06.09.2017 drawn on HDFC Bank, at Mapusa for the said amount.

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ix) Rs. 3,75,000/- (Rupees three lakhs seventy five thousand only) to ANIRUDDHA JAGANNATH DESSAI alias ANIRUDDHA J. DESAI married to GRISHMA KAMATH alias GRISHMA ANIRUDDHA DESSAI alias GRISHMA KAMAT, FIFTH CONFIRMING PARTIES, in lieu of owelty money directly by way of deposit in the said Inventory Proceedings on behalf of the allottee/Purchaser by a Demand Draft no. 023166 dated 06.09.2017 drawn on HDFC Bank, at Mapusa for the said amount.

The above payments cover all the payments for the owelty money payable by the VENDORS herein in terms of the Chart of Allotment dated 21.07.2017 in the said Inventory Proceedings.

(B) That out of the said consideration of Rs. 2,21,00,000/- (Rupees two crores twenty one lakhs only) after deducting the said sum of


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Rs. 86,25,000/- (Rupees eighty six lakhs twenty five thousand only) paid in terms of clause 2 A) hereinabove the balance consideration of Rs. 1,34,75,000/- (Rupees one crore thirty four lakhs seventy five thousand only) is paid by PURCHASER herein to the SELLERS and CONFIRMING PARTIES in the following manner.

i) A sum of Rs. 27,72,325/- (Rupees twenty seven lakhs seventy two thousand three hundred and twenty five only) to SNEHALATA DESSAI alias SNEHALATA SHASHIKANT PANDIT, SECOND CONFIRMING PARTY herein paid by cheque no. 006815 dated 05.09.2017 drawn on HDFC Bank, at Mapusa.

ii) A sum of Rs. 9,30,350/- (Rupees nine lakhs thirty thousand three hundred and fifty only) to SUNALINI DESSAI alias SHUBHADA SRINIVAS BAKSHI, THIRD CONFIRMING PARTY herein paid by

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cheque no. 006816 dated 05.09.2017 drawn on HDFC Bank, at Mapusa.

iii) A sum of Rs. 27,72,325/- (Rupees twenty seven lakhs seventy two thousand three hundred and twenty five only) to VANDANA SHASHIKANT PANDIT alias VANDANA ANANT PAI married to DR. ANANT CHANDRAKANT PAI, VENDOR NO. 1 & 2 paid as sale consideration.

(i) Cheque no. 006778 dated 22.08.2017 drawn on HDFC Bank, at Mapusa for Rs. 1,00,000/- (Rupees one lakh only).

(ii) Cheque no. 006817 dated 05.09.2017 drawn on HDFC Bank at Mapusa for Rs. 26,72,325/- (Rupees twenty six lakhs seventy two thousand three hundred and twenty five only).

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iv) A sum of Rs. 41,50,000/- (Rupees forty one lakhs fifty thousand only) to RASHMI JAGANNATH DESAI alias RASHMI J. DESAI, FIFTH CONFIRMING PARTY herein in terms of the mutual Agreement paid by D.D. no. 023172 dated 06.09.2017 drawn on HDFC Bank at Mapusa.

v) A sum of Rs. 28,50,000/- (Rupees twenty eight lakhs fifty thousand only) to ANIRUDDHA JAGANNATH DESSAI alias ANIRUDDHA J. DESAI married to GRISHMA KAMATH alias GRISHMA ANIRUDDHA DESSAI alias GRISHMA KAMAT, FIFTH CONFIRMING PARTY herein, in terms of the mutual Agreement paid by D.D. no. 023171 dated 06.09.2017 drawn on HDFC Bank at Mapusa.

(C) The PURCHASER has secured the cancellation of the said Agreement of Sale dated 15.07.2011 with the said Mr. Vinod Dattaram

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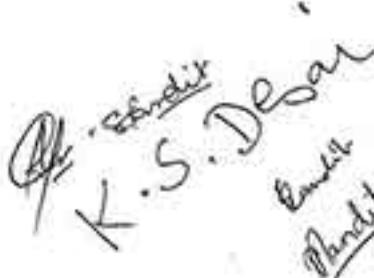
N. Dattaram



Palyekar and Mr. Nishad Shripad Sapte, at its own cost by a separate Deed of Cancellation and Termination dated 04.08.2017 entered into by the PURCHASER directly with the said VINOD DATTARAM PALIYENKAR AND NISHAD SHRIPAD SAPTE, executed before Notary Public D.S, Petkar vide registration no. 13409/2017 and thereby made the title of the said property clear and marketable.

3. The VENDORS and the CONFIRMING PARTIES, do hereby admit and acknowledge the receipt of the above consideration detailed in Clauses 2A & 2B herein above.

4. The VENDORS and the CONFIRMING PARTIES in view of the payment of the consideration detailed hereinabove have executed this Sale Deed of the said property described in the Schedule hereunder written in favour of the PURCHASER, herein.






5. The VENDORS have this day delivered to the PURCHASER actual, vacant possession of the said property described in the Schedule hereunder written including the house standing therein bearing H. No. 1257 and the PURCHASER does hereby confirm having taken possession of the said Property and the house from the VENDORS. The PURCHASER shall hereafter hold, possess and enjoy the said property described in Schedule and the house standing thereon 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 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.

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6. 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.

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

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protect the **PURCHASER** there from and accordingly offer full and complete indemnity.

9. The VENDORS assure that apart from them, there are no other person/s interested in the said property described in Schedule thereof 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.

Wpalam

Depei
K.S. Deai
Kandit
Bandit

R.J. Desai



10. The VENDORS have paid and discharged the land revenue, taxes and all other outgoing in respect of the said property described in Schedule 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 the same shall be paid by the VENDORS.

11. The CONFIRMING PARTIES do hereby declare that they have no objection for the execution of this deed of Sale by the VENDORS in favour of the PURCHASER herein, since in view of the allotment of the said property to the VENDORS herein, they the CONFIRMING PARTIES herein have no right of whatsoever nature to the said property described in the Schedule hereunder written.

N. Pralamb

Opai
Shankar
K.S. Desai
Shankar
Pradit

R.J. Desai
for



12. That by virtue of the deed, the PURCHASER shall be entitled to secure change of revenue records, survey records of the Schedule Property 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.

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

14. The VENDORS assure PURCHASER that:

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

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K.S. Desai
Amrit
Baridil

R.J. Desai

Desai

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 mundkerial 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.



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K.S. Desai

Kundlik

Blanchit

R.J. Desai

Desai

SCHEDULE



ALL THAT, property known as "GORBATA", alias "GHAR BHATT", alias "CRISTOVAO DIAS", situated at ward Bamon Waddo, bearing Survey No. 52, Sub- Division No.20, of village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub - District of Bardez , District of North Goa, State of Goa, consisting therein of a residential House bearing Village Panchayat House No. 1257, which property is described in the Land Registration Office under number 37488 of Book B 96 (New) at page 74 overleaf forming a distinct and separate part of the larger property described under 3535 of Book B 10 New, surveyed in the Old Cadastral survey under no. 1380 (part corresponding to Survey number 52/20), enrolled in the Revenue Office for Matriz Predial under no. 357 of the 3rd circumscription, surveyed for Record of Rights of the Revenue Village of Siolim

Copy
 K.S. Desai
 Standit
 Parit

R.J. Desai
 1/1/1960
 1/1/1960



under survey number 52/20 admeasuring an area of 3,300 sq.mts. (three thousand three hundred square meters) or thereabout and bounded:

ON THE EAST : By the rain water drain after which lies the property bearing Survey No. 50/15;

ON THE WEST: By the property bearing Survey No. 53/17 bringing to the heirs of Pandurang Naique.

ON THE NORTH: By the property bearing Survey No. 52/19; AND

ON THE SOUTH : By the properties bearing Survey No. 52/21, 52/22, and 52/23 of Village Siolim.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THE ABOVE AGREEMENT OF SETTLEMENT AND SALE AFTER HAVING READ AND UNDERSTOOD THE CONTENTS.

Desai

Spandit

K.S. Desai

Spandit

Pandit

V. K. Desai

R.J. Desai

Desai

THE VENDORS:



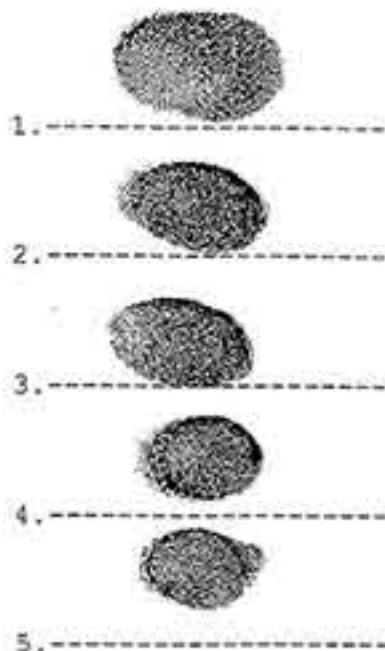
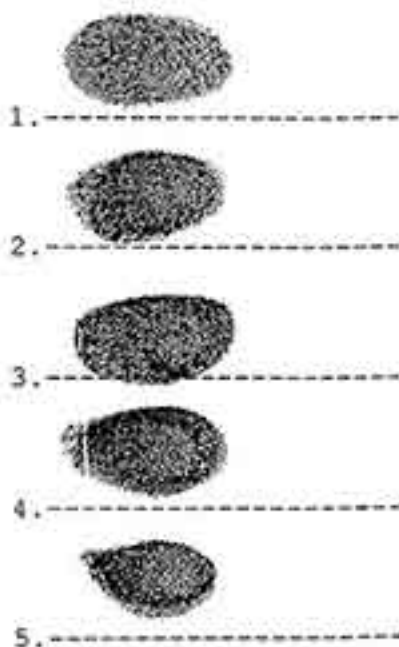
Opai



(VANDANA SHASHIKANT PANDIT alias
VANDANA ANANT, PAL)

L.H.F.P.OF VANDANA
SHASHIKANT PANDIT

R.H.F.P.OF VANDANA
SHASHIKANT PANDIT



V. Pandit

Opai

K.S. Desai
Kandit
Pandit

R.J. Desai

Desai



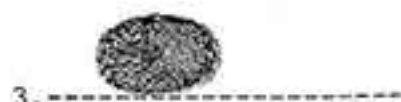
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(DR. ANANT CHANDRAKANT PAI)



L.H.F.P. OF DR. ANANT
CHANDRAKANT PAI

R.H.F.P. OF DR. ANANT
CHANDRAKANT PAI



[Signature]

[Signature]

[Signature] standit
K.S. Desai
standit
Parelit

R.J. Desai

[Signature]

THE PURCHASER:

U. Braganca*U. Braganca*

(RIVIERA CONSTRUCTIONS PVT. LTD.
Rep. by its Chairman and Managing Director
MR. AGNELO MACHADO BRAGANCA)

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

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

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

*U. Braganca**R. J. Desai*

K. S. Desai
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Handwritten signature
Handwritten signature

*R. J. Desai**Handwritten signature*

THE FIRST CONFIRMING PARTIES:

Shandit

4. _____
 (SHARAT SADASHIV DESAI,
 alias SHARADCHANDRA SADASHIVA DESAI
 The First Confirming Party represented
 by his Attorney MRS. SNEHALATA DESSAI
 alias SNEHALATA SHASHIKANT PANDIT)

L.H.F.P.OF SHARAT
SADASHIV DESAIR.H.F.P.OF SHARAT
SADASHIV DESAI

1. _____
 2. _____
 3. _____
 4. _____
 5. _____

1. _____
 2. _____
 3. _____
 4. _____
 5. _____

Desai
Sh. Shandit
Enoli
Pandit
 K.S.Desai

R.J. Desai
Desai

THE SECOND CONFIRMING PARTIES:

Standit

5. _____
 (SNEHALATA DESSAI
 alias SNEHALATA SHASHIKANT PANDIT
 for self and attorney for Third
 Confirming Parties)

L.H.F.P. OF SNEHALATA
DESSAI

1. _____
 2. _____
 3. _____
 4. _____
 5. _____

R.H.F..OF SNEHALATA
DESSAI

1. _____
 2. _____
 3. _____
 4. _____
 5. _____

Opai

Standit
K.S. Desai
Emrit
Pandit

*R.J. Desai**Opai*



6.

(MR. VINEET SHASHIKANT PANDIT)

L.H.F.P.OF VINEET
SHASHIKANT PANDITR.H.F.P.OF VINEET
SHASHIKANT PANDIT

Opai
K.S. Desai
Shashikant
Pandit

R.J. Desai
Brahman

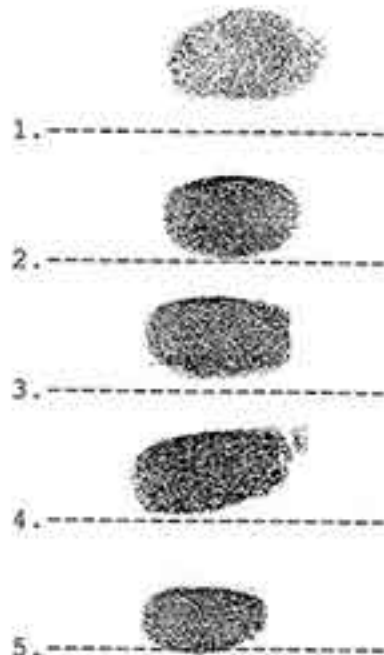
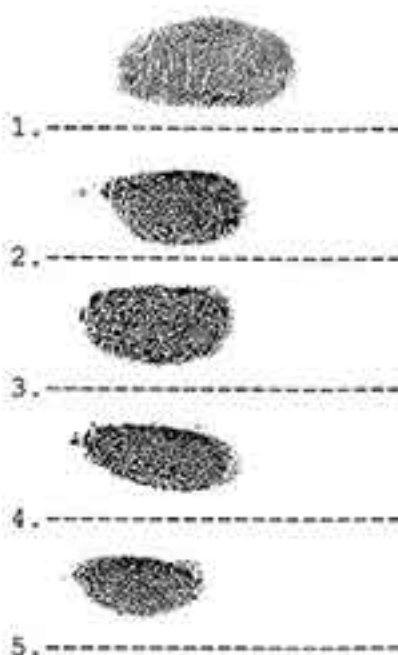


Pandit



7. _____
(MRS PREETI SHARMA alias PREETI VINEET PANDIT)

L.H.F.P.OF PREETI SHARMA R.H.F.P.OF PREETI SHARMA



Apai
K.S. Desai
Pandit

V. Prakash
R.J. Desai
Apai

THE FOURTH CONFIRMING PARTIES:

K.S. Desai

K.S.



10.-----
 (KIRAN SADASHIV DESAI
 alias QIRAN SADASHIV DESSAI)

L.H.F.P. OF KIRAN
SADASHIV DESAIR.H.F.P. OF KIRAN
SADASHIV DESAI

Opai

Sanjay
 K.S. Desai
Sanjay
Sanjay

R.J. Desai

*Sanjay**Sanjay*

THE FIFTH CONFIRMING PARTIES:

11. R.J. Desai

(RASHMI JAGANNATH DESAI
 alias RASHMI J. DESAI
 for self and attorney for confirming
 party at serial no.13)

L.H.F.P.OF RASHMI
JAGANNATH DESAI

1. _____

2. _____

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4. _____

5. _____

R.H.F.P.OF RASHMI
JAGANNATH DESAI

1. _____

2. _____

3. _____

4. _____

5. _____

Opai
Dr. S. S. Desai
K.S. Desai
Amrit
Pandit

Pratam

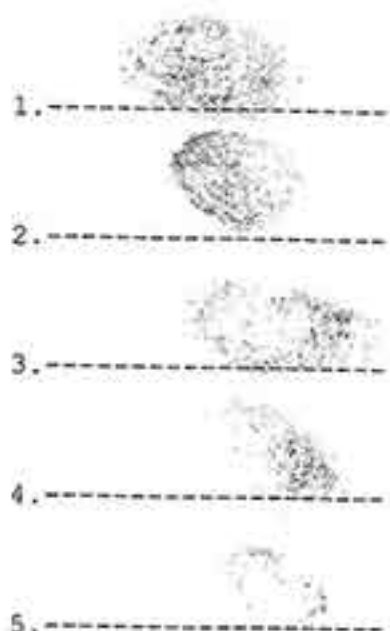
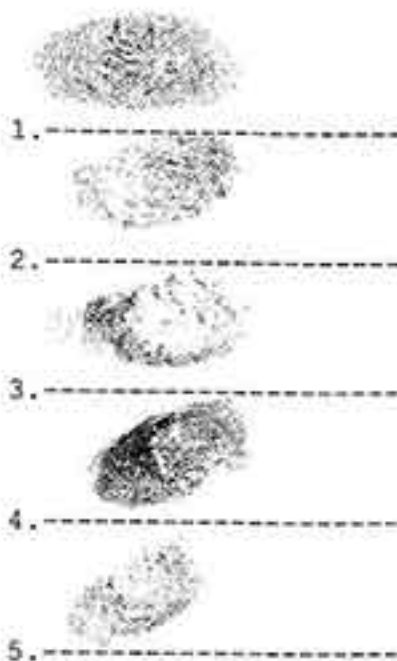
R.J. Desai
Desai



12. _____
 (ANIRUDDHA JAGANNATH DESSAI
 alias ANIRUDDHA J. DESAI)

L.H.F.P.OF ANIRUDDHA
 JAGANNATH DESSAI

R.H.F.P.OF ANIRUDDHA
 JAGANNATH DESSAI



Desai
K.S. Desai
Kansit
Pandit

VPabm

R.J. Desai
Desai

WITNESS:-

1. Catherine Rodrigues 

2. Hilan Napsetar 

Napsetar

Desai  Shindit

K.S. Desai
Kantli
Shindit

R.J. Desai
Desai

REG_1_48254_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 12-09-2017 04:09:43 PM

Document Serial Number : 3773

Presented at 03:13:00 PM on 12-09-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	773850.00
	Processing Fees	1000.00
	Total :	774850.00

Stamp Duty Required: 994570.00

Stamp Duty Paid: 995700.00

Agnelo Machado Braganca presenter

Name	Photo	Thumb Impression	Signature
Agnelo Machado Braganca, S/o Late Assuncao de Braganca, UnMarried, Indian, age 67 Years, Engineer, r/o 149, Gaunsavaddo, Mapusa Bardez Goa. Managing Director of M/s Riveira Constructions Pvt Ltd, having office at 0-104, 2nd floor, Gomes Catao Complex, Near Cine Alankar Mapusa Bardez Goa. 403507, vide resolution dated 5.9.2017, PAN CARD NO AACCR8764R			

Endorsements

Executant

1. Snehalata Dessai @ Snehalata Shashikant Pandit, D/o Late Sadashiva Ragunath Dessai, Widow, Indian, age 82 Years, retired, r/o H. no 1257, Bamon vaddo, Siolim Bardez Goa.

Photo	Thumb Impression	Signature
		

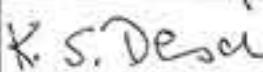
2. Vineet Shashikant Pandit, S/o Late Shashikant Govind Pandit, Married, Indian, age 49 Years, Service, r/o Plot no 5 Bldg no 6, C/15, NNP, Goregaon, Mumbai, & Pr. at. H. no 1257, Siolim Bamon vaddo, Bardez Goa.

Photo	Thumb Impression	Signature
		

3. Preeti Sharma @ Preeti Vineet Pandit, W/o Vineet Shashikant Pandit, Married, Indian, age 48 Years, House-Wife, r/o Plot no 5 Bldg no 6, C/15, NNP, Goregaon, Mumbai, & Pr.at.H.no 1257, Stolim Bamon vaddo, Bardez Goa.

Photo	Thumb Impression	Signature
		

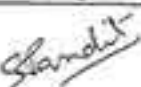
4. Karan Sadashiv Desai @ Quiran Sadashiv Dessai, S/o Late Sadashiva Ragunath Dessai, Unmarried, Indian, age 60 Years, Land Lord, r/o Stolim Bardez Goa.

Photo	Thumb Impression	Signature
		

5. Aniruddh Jagannath Dessai @ Aniruddha J Desai, S/o Late Jagannath Dessai, Married, Indian, age 39 Years, Business, r/o A-303, Blue Diamond of New Link road, Chincholi Bunder Malad west, Mumbai 400064.

Photo	Thumb Impression	Signature
		

6. Snehalata Dessai @ Snehalata Shashikant Pandit, D/o Late Sadashiva Ragunath Dessai, Widow, Indian, age 82 Years, retired, r/o H.no 1257, Bamon vaddo, Stolim Bardez Goa. For Self & as POA holder for Confirming party sharat dated 4.9.2014 before Adv Notary A.K.Shahapurkar at Pernem vide reg no 9236/2014. & for Confirming party no 8 & 9 POA dated 2.6.2008, before S.V Thali at Mapusa, vide Sr. no 375/2008.

Photo	Thumb Impression	Signature
		

7. Rashmi Jagannath Desai @ Rashmi J Desai, W/o Late Jagannath Dessai, Widow, Indian, age 63 Years, retired, r/o C/o Shubangini Joshi, 42A/002, Apna ghar Unit 12, Swami Samartha Nagar, Andheri west Mumbai 400053. For Self & as POA for Confirming party no 13 dated 6.9.2017, before Adv Notary Kirti K. Nagad, at Mumbai vide reg no 359/2017.

Photo	Thumb Impression	Signature
		R.J. Desai

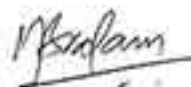
8. Vandana Anant Pai, D/o Shashikant Govind Pandit, Married, Indian, age 50 Years, House-Wife, r/o H.no 1257, Siolim Bardez Goa.

Photo	Thumb Impression	Signature
		

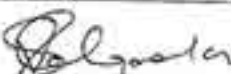
9. Anant Chandrakant Pai, S/o Chandrakant Pai, Married, Indian, age 50 Years, Medical Pract., r/o H.no 1257, Siolim Bardez Goa.

Photo	Thumb Impression	Signature
		

10. Agnelo Machado Braganca, S/o Late Assuncao de Braganca, UnMarried, Indian, age 67 Years, Engineer, r/o 149, Gaunsavaddo, Mapusa Bardez Goa. Managing Director of M/s Riveira Constructions Pvt Ltd, having office at D-104, 2nd floor, Gomes Catiao Complex, Near Cine Alankar Mapusa Bardez Goa. 403507, vide resolution dated 5.9.2017, PAN CARD NO AACCR8764R

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Catherine Rodrigues, D/o A.R. Rodrigues, Married, Indian, age 45 Years, Service, r/o Mapusa Bardez Goa	
2	Vishram Sitaram Talgaonkar, S/o Sitaram Talgaonkar, UnMarried, Indian, age 31 Years, Advocate, r/o H.no 50, Acol, Mapusa Bardez Goa	

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Endorsement
Mediation fees paid of Rs. 2500/-
under writ chalan No. 201700667611 &
201700664788 dt. 12/09/17
13/09/17.

SUB-REGISTRAR

SUB-REGISTRAR
BARRISTER

12/Sep/2017 4:09 PM

Book-1 Document
 Registration Number ERZ-BK1-03772-2017
 CD Number BRZC790 on
 Date 14-09-2017

Sub-Registrar (Sect-2)

[Signature]

REGISTRAR
 SAHIBZADA

Scanned By: *[Signature]*

Signature: *[Signature]*



14 Sep 2017 10:01 AM



Original Copy

FORM T: RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOAPrint Date Time: 17/Aug/2017 11:48 AM
Date of Receipt: 17/Aug/2017

Receipt No: 2326

Serial No. of the Document: 3472

Nature of Document: Sale

Received the following amounts from Sri Leao Francisco M.M. Braganca for
Registration of above Document in Book-1 for the year 2017

	Rs-Ps
Registration Fee	92000.00
Processing Fees	410.00
Total	92410.00

Amount in words: Rupees Ninety Two Thousand Four Hundred Ten Only.

Probable date of issue of Registered Document: 11

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:

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

on 11

Signature of the person receiving the Document
Designed and Developed by C-DAC ACTS Pune

Signature of the Sub-Registrar

FOR CITIZEN CREDIT
CO-OP BANK LTD

Authorized Signatory

Citizen Credit Co-operative Bank Ltd
Mangalore Branch
Shop No. 5, 1, Ground Floor, Block B, 1,
Berkham Road,
Mangalore, Goa - 483 101

D-515TPV311GR, 13/11/2015-RO

भारत



INDIA

STAMP DUTY

90000

Rs 0138000

385430

GOA

NON JUDICIAL

18.8.2017

GOA

5746 5332319

Name of Purchaser RIVIERA CONSTRUCTIONS PVT LTD

3472/17



DEED OF SALE

Handwritten signature: Nandini Naik

Handwritten signature: Radhikabai Naik

Handwritten signature: Myaw

This Deed of Sale is executed on this 17th day of August 2017 between (1) Mrs. RADHABAI VAMAN NAIK, widow of late Vaman Vithal Naik, 80 years of age, housewife, holder of PAN ABSPN0682N, Indian National, resident at House no. 1182, Bamonvaddo, Siolim, Bardez, Goa (2) MR. PANDURANG VAMAN NAIK alias YOGESH NAIK, son of late Vaman Vithal Naik, 46 years of age, business, married, holder of PAN AAVPN7807R and his wife (3) MRS. NANDINI PANDURANG NAIK, daughter of late Prabhakar Y. Sakhardande, 46 years of age, housewife married, holder of PAN ABSPN0683P, both Indian Nationals, resident of H.No. 1182, Bamonvaddo, Siolim, Bardez, Goa hereinafter called THE VENDORS (which expression shall unless repugnant to the context or meaning thereof shall be deemed to include, their heirs, executors, administrators and assigns) of the FIRST PART and M/s. RIVIERA CONSTRUCTIONS PVT. LTD., a Company duly registered with the Registrar of Companies under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of PAN AACCR8764R, represented by its Director MR. LEAO FRANCISCO M. M. BRAGANCA, 63 years of age, married, advocate/consultant, son of late Assuncao de Braganca, holder of PAN AFSPD1432Q, Indian National, resident of 149, Gaunsavaddo, Mapusa, Bardez, Goa, vide Resolution dated 31.7.2017, hereinafter called THE PURCHASER (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its heirs, executors, administrators and assigns) of THE SECOND PART.

WHEREAS the members of VENDORS are the owners in possession of a distinct and separate property known as "Segunda addicao" or "second plot" of the property known as "Thomas de Britto" or "Bindicho Bhat" situated at Bamonvaddo in the Revenue village of

Nandini Naik

Radhabin Naik
Myself

Siolim, within the jurisdiction of the Village Panchayat of Siolim Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in its entirety in the Land Registration Office under no. 1862 of Book B 5 New page 300 corresponding in its entirety to Matriz no. 494, which distinct and separate part or "segunda addicao" or "second plot" is surveyed in the old cadastral survey under no 1376 and in the Survey for Record of Rights under no. 53/17 of the Revenue Village of Siolim, hereinafter referred as the "SAID ENTIRE PROPERTY" and more particularly described in the SCHEDULE I hereunder written.

AND WHEREAS the "said entire property" originally belonged to Vamon Vitola Naique, alias Vaman Vithal Naik, in whose name it is inscribed under Inscription no. 40628 of Book G-44 at page 33 in the records of the Land Registration Office of Bardez at Mapusa.

AND WHEREAS, the said property was allotted to the said Vamon Vitola Naique alias Vaman Vithal Naik, in inventory proceedings on the death of Chandrabaga Naique, wife of Vitola Panduranga Naique alias Naik held in the office of the Judge of the Comarca of Bardez at Mapusa and finalised by Order dated 3rd October 1938.

AND WHEREAS in the said inventory proceedings, the said entire property was described under item no 7 and allotted to the said Vaman Vitola Naique, son of the said Chandrabaga and Vitola Panduranga Naique.

AND WHEREAS, the said Vaman Vitola Naique died on 22/08/2011 leaving behind the Vendor no.1 as his half sharer and moiety holder and the Vendor no. 2 as his sole and exclusive heir married to the Vendor no.3 Nandini Pandurang Naik, under the system of communion of assets, by virtue of which they the Vendors no. 2 and 3 are entitled to

Radhabai Vaman B
Nandini Naik

[Signature]

the remaining half undivided share in the said entire property described in Schedule I hereunder written.

AND WHEREAS on the death of the said Vaman Vitola Naique the succession in favour of the Vendors herein has been confirmed by Deed of Succession dated 22nd November 2011 recorded in the Books of Deeds bearing no. 837 at pages 9 to 11 of the Notary Ex-officio of the Judicial Division of Bardez situated in Essar Trade Centre, Second Floor, Mapusa, Bardez, Goa.

AND WHEREAS, THE VENDORS have represented that they have a clear and marketable title to the said property and that they and their predecessors were/are in exclusive, open, continuous and public possession of the said property for more than 70 years as owners thereof without any interruption or obstruction from any person whatsoever.

AND WHEREAS, the said property bearing survey number 53/17 is situated on the eastern side of the village road leading from the Siolim Church to the Bridge across the Chapora river and is bounded on the eastern side inter alia by the properties bearing survey number 52/20 belonging to the heirs of Sadashiv Raghunath Dessai and survey number 52/19 belonging to the heirs of Joao Jose Fernandes and St. Francis Xavier High School bearing survey number 52/21 and survey number 52/14(part) and identified in the plan annexed.

AND WHEREAS, the Purchaser has approached the Vendors for the sale of a plot of land having an area of 407 square metres of the said property bearing survey number 53/17 and the Vendors have agreed to sell the said plot admeasuring 407 square metres of the said property described in Schedule I herein for a consideration of Rs. 46,00,000/- (

Rachabai Naik
Nandini Naik

M. P. Naik

Rupees forty six lakhs only) and which plot admeasuring 407 square metres is more particularly described in schedule II hereunder written.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of Rs. 46,00,000/- (Rupees forty six lakhs only) paid by **THE PURCHASER** to **THE VENDORS** by two Demand Drafts, one for Rs. 23,00,000/- (Rupees twenty three lakhs only) bearing no. 023123 dated 16.8.2017 in favour of the Vendor no.1 and the other for Rs. 23,00,000/- (Rupees twenty three lakhs only) bearing no.023124 dated 16.8.2017 in favour of the **VENDOR** no. 2, both drawn on HDFC Bank, Mapusa, the receipt whereof the **VENDORS** do hereby admit and acknowledge and discharge the **PURCHASER** from its payment, they the **VENDORS**, having received the entire consideration for the sale, do hereby convey and transfer by way sale to **THE PURCHASER** all their right, title, interest, ownership and possession in the said plot of land admeasuring 407 square metres more particularly identified in the plan annexed hereto and described in Schedule II hereunder written, forming owners in possession of a distinct and separate property comprised in the "Segunda addicao" "second plot" of the property known as "Thomas de Britto" or "Bindicho Bhat" situated at Bamonvado in the Revenue village of Siolim, within the jurisdiction of the Village Panchayat of Siolim Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in its entirety in the Land Registration Office under no. 1862 of Book B 5 New page 300 corresponding in its entirety to Matriz no. 494, which distinct and separate part or "segunda addicao" or "second plot" is surveyed in the old cadastral survey under no. 1376 and in the



Rachhambhik
PTS
Nandini

M. P. ...

Survey for Record of Rights under no. 53/17 of the Revenue Village of Siolim, hereinafter referred as the "SAID ENTIRE PROPERTY" and more particularly described in the SCHEDULE I hereunder written. hereunder written free from all encumbrances, attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements, water courses, drains, privileges, appurtenances, advantages of whatsoever nature pertaining to or belonging to the 'said Property and all other rights, privileges and amenities belonging thereto TO HAVE AND TO HOLD the said Property and every part thereof TO AND UNTO THE Purchaser absolutely and forever.



The VENDORS have this day delivered to the PURCHASER actual, vacant possession of the said plot described in schedule II hereunder written and the PURCHASER does hereby confirm having taken possession of the said Property from the VENDORS. The PURCHASER shall hereafter hold, possess and enjoy the said property described in Schedule II hereunder written 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 II 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.

3. 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

Radhakrishna
Nandini Nait

[Signature]

and indefeasible title to sell the said property described in Schedule II 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.

4. 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 II and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

5. 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 II' 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 II 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.

Richabai Wankar
s/o
Nandini Wankar

[Signature]

6. The **VENDORS** assure that apart from them, there are no other person/s interested in the said property described in Schedule II or portions thereof 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**.



7. The **VENDORS** have paid and discharged the land revenue, taxes and all other outgoing in respect of the said property described in Schedule II 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 II the same shall be paid 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 Schedule Property 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.

Radhika Malik
Nandini Malik

M. N. N.

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 II 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.
- 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

Immoveable property comprised of the "Segunda addicao" or "second plot" of the property known as "Thomas de Britto" or "Bindicho Bhat" situated at Bamon Vado in the Revenue village of Siolim, within the jurisdiction of the Village Panchayat of Siolim -

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Nandini Naitik

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SCHEDULE II
PLOT HEREBY SOLD

All that plot of land admeasuring 407 square metres forming a distinct and separate part of the entire property known as "Thomas de Britto" or Bindicho Bhat" described in Schedule I hereinabove and surveyed in the old Cadastral Survey number 1376, under Surveyed for record of rights under number 53/17 of the Revenue Village of Siolim, more particularly identified in the plan annexed hereto in red colour and bounded as under:

East: By the property bearing survey number 52/20 belonging to the heirs of Sadashiv Raghunath Dessai originally belonging to the heirs of Mariano Gonzaga Gomes property bearing survey number 52/21 belonging to St. Francis Xavier High School Siolim previously belonging to Constancio Francisco Paulo.

West: By the village road leading from the St. Anthony Church Siolim to the Siolim bridge across the Chapora river.

North: By the remaining part of the entire property belonging to the Vendors as shown in the plan annexed hereto.

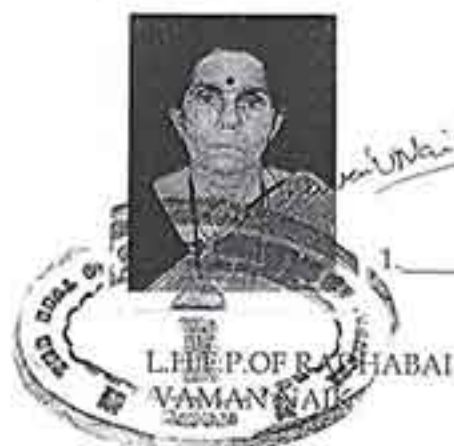
South: By the remaining part of the entire property belonging to the Vendors herein and as shown in the plan annexed hereto.

IN WITNESS WHEREOF, the parties hereto have signed this DEED OF SALE in the simultaneous presence of the witnesses signing below:

Rachabai Naik
for
Nandini Naik

M. J. ...

THE VENDORS:



Radhabai Naik
(RADHABAI VAMAN NAIK)

R.H.F.P. OF RADHABAI
VAMAN NAIK

1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



Radhabai Naik
for
Nandini Naik

[Signature]



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(Mr. PANDURANG VAMAN NAIK
ALIAS YOGESH NAIK)

L.H.F.P.OF PANDURANG
VAMAN NAIK

R.H.F.P.OF PANDURANG
VAMAN NAIK



1



1



2



2



3



3



4



4



5



5



Rachabai Naik
Nandini Naik

Signature



Nandini Naik

3. Nandini Naik
(MRS. NANDINI PANDURANG NAIK)

L.H.F.P.OF NANDINI
PANDURANG NAIK

R.H.F.P.OF NANDINI
PANDURANG NAIK



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

Rashmi Naik
for
Nandini Naik

[Signature]

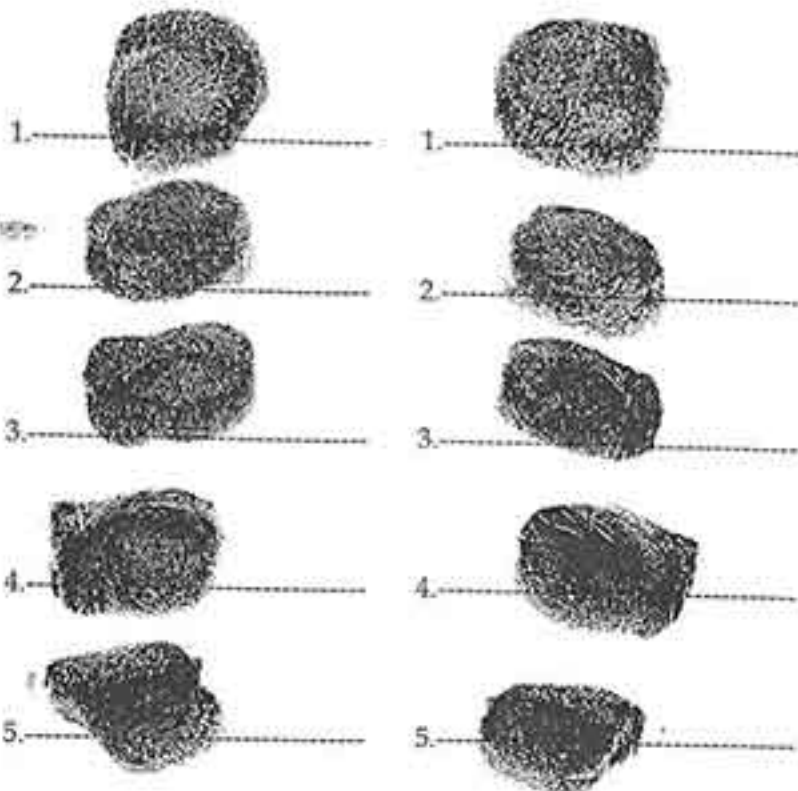
THE SECOND PARTY/ PURCHASER:



[Signature]
RIVIERA CONSTRUCTIONS PVT. LTD.
REP. BY ITS DIRECTOR
MR. LEO FRANCISCO MARCOS MACHADO BRAGANCA

L.H.F.P. OF LEO FRANCISCO
MARCOS MACHADO
BRAGANCA

R.H.F.P. OF LEO FRANCISCO
MARCOS MACHADO
BRAGANCA



Rudhramurthy
Nandini Naik

[Signature]

WITNESS:

1. Catherine Rodrigues 

2. Milan Mapsekar 


Radhakrishna

Nandini





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 17-08-2017 11:47:43 AM

Document Serial Number : 3472

Presented at 11:10:00 AM on 17-08-2017 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	92000.00
2	Processing Fees	410.00
	Total :	92410.00

Stamp Duty Required: 138000.00

Stamp Duty Paid: 138000.00

Leao Francisco M.M. Braganca presenter

Name	Photo	Thumb Impression	Signature
Leao Francisco M.M. Braganca, s/o Late Assuncao De Braganca, Married, Indian, age 63 Years, Business, r/o 149, Gaunsavaddo Mapusa Bardez - Goa Pan No. AFSPD1432Q, Director of M/S Riviera Construction Pvt Ltd Office Mapusa Co. Pan No. AACCR8764R through Resolution dated 31.07.2017			

Endorsements

Executant

1. Radhabai Vaman Naik, W/o Late Vaman Naik, W/dow, Indian, age 80 Years, House-Wife, r/o H.No. 1182, Bamon Vaddc, Siolim Bardez Goa. Pan No. ABS7N0682N

Photo	Thumb Impression	Signature
		

2. Pandurang Vaman Naik alias Yogesh Naik, S/o Late Vaman Naik, Married, Indian, age 46 Years, Business, r/o H.No. 1182, Bamon Vaddc, Siolim, Bardez-Goa Pan No. AAVPN7807R

17/Aug 2017 11:47 AM

Photo	Thumb Impression	Signature
		

3. Nandini Pandurang Naik, w/o Pandurang Vaman Naik, Married, Indian, age 46 Years, Business, r/o H.No. 182, Bamon Wado, Siolim, Bardez-Goa. PAN No. ABSPN0683P.

Photo	Thumb Impression	Signature
		

4. Léo Francisco M.M. Braganca, s/o Late Assuncao De Braganca, Married, Indian, age 63 Business, r/o 149, Gaunsavaddo Mapusa Bardez - Goa Pan No. AFSPD1432Q, Director of M/S Riviera Construction Pvt Ltd Office Mapusa Co. Pan No. AACCR8766R through Resolution dated 31.07.2017

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Catharine Rodrigues, D/o R Rodrigues, Married, Indian, age 45 Years, Service, r/o H.No. 130 Gaunsa Vaddo Mapusa Bardez - Goa	
2	Milian Mapsekar, D/o Gunaji Mapsekar, UnMarried, Indian, age 28 Years, Service, r/o H.No 459, Aldena Bardez - Goa	

Endorsement

Mutation Challan paid of Rs 1000/-

18-REG-2017
5-11-2017

Scanned By:- Vide Challan No 201700608197

dt 17/8/17

Signature:-

Designed and Developed by C-DAC, AICTE, Pune

PLAN SHOWING AREA TO BE SOLD IN PROPERTY
BEARING SY.NO.53/17 OF VILLAGE SIOLIM
TALUKA BARDEZ , GOA.



Book-1 Document
Registration Number BRZ-BK1-03470-2017
CD Number BRZD789 on
Date 17-08-2017

Sub-Registrar (Bardez)

Scanned By: *[Signature]*

Signature: *[Signature]*

Original and Developed by C-DAC, ACTS, Pune

Certified that this is a True Copy
Mapusa Dt. 19/09/2017

[Signature]
D. S. PETKAR
B.A., LL.B
NOTARY Reg. No. 67/95
Sr. No. 16/83/2017



53/17 286m²

REG_1_48333_6

Original Copy

FORM 11 RECEIPT (FOR REG 01.2)

OFFICE OF THE CHIEF REGISTRAR FOR SUB-REGISTRATION TALUKA PART 2
REGISTRATION DEPARTMENT GOVERNMENT OF ODA

Print Date Time: 16-Sep-2017 11:39 AM

Date of Receipt: 16-Sep-2017

Receipt No: 2706

Serial No. of the Document 3852

Nature of Document: Sale

Received the following amounts from Sri. Agnesh Moesade Elaganda for
Registration of above Document in Book 1 for the year 2017

Rs. Ps

Registration Fee

52000.00

Processing Fees

210.00

Total:

52210.00

Amount in words: Ruppes Fifty Two Thousand Three Hundred Thirty 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 listed below

Name of the Person Authorized: Catherine Rodrigues

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

on / /

Signature of the person receiving the Document
Designated Devises by C. DAC ACTS P.119

Signature of the Sub-Registrar

For CITIZEN CREDIT
CO-OP BANK LTD

P. S. Nair
Authorized Signatory

(Rupees Seventy eight Thousand Only)
Citizen Credit Co-operative Bank Ltd
Mangalore Branch
Shop No 6 - 1, Ground Floor, Block D - 1,
Borjha Towers,
Mangalore, Goa - 542 547
D-1/STPN/1/CA, 13011/2015-16

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INDIA ••Zero-Zero-SevenEightZero-Zero-Zero•••

6027 5530397

Name of Purchaser RIVIERA CONSTRUCTIONS PVT LTD

3852/2017



DEED OF SALE

Radhakrishna
SLs
Nandini P Nair

V. S. Ramesh

This Deed of Sale is executed on this 18th September 2017
 BETWEEN (1) MRS. RADHABAI VAMAN NAIK, widow of late Vaman Vithal Naik, 80 years of age, housewife, holder of PAN ABSPN0682N, Indian National, resident at House no. 1182, Bamonvaddo, Siolim, Bardez, Goa (2) MR. PANDURANG VAMAN NAIK alias YOGESH NAIK, son of late Vaman Vithal Naik, 46 years of age, business, married, holder of PAN AAVPN7807R and his wife (3) MRS. NANDINI PANDURANG NAIK, daughter of late Prabhakar Y. Sakhardande, 46 years of age, housewife married, holder of PAN ABSPN0683P, both Indian Nationals, resident of H.No. 1182, Bamonvaddo, Siolim, Bardez, Goa hereinafter called THE VENDORS (which expression shall unless repugnant to the context or meaning thereof shall be deemed to include, their heirs, executors, administrators and assigns) of the FIRST PART and M/s. RIVIERA CONSTRUCTIONS PVT. LTD., a Company duly registered with the Registrar of Companies under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of PAN AACCR5764R, represented by its Chairman and Managing Director MR. AGNELO MACHADO BRAGANCA, 67 years of age, unmarried, Engineer, Business, son of late Assuncao de Braganca, holder of PAN ACUPB4288K, Indian National, resident of 149, Gaunsavaddo, Mapusa, Bardez, Goa, vide Resolution dated 15.09.2017, hereinafter called THE PURCHASER (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its heirs, executors, administrators and assigns) of THE SECOND PART.

WHEREAS the members of VENDORS were the owners in possession of a distinct and separate property known as "Segunda

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Nandini Naik

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addicao" or "second plot" of the property known as "Thomas de Britto" or "Bindicho Bhat" situated at Bamonvado in the Revenue village of Siolim, within the jurisdiction of the Village Panchayat of Siolim Taluka and Sub-District of Bardez. District of North Goa, State of Goa, described in its entirety in the Land Registration Office under no. 1862 of Book B 5 New page 300 corresponding in its entirety to Matriz no. 494, which distinct and separate part or "segunda addicao" or "second plot" is surveyed in the old cadastral survey under no 1376 and in the Survey for Record of Rights under no. 53/17 of the Revenue Village of Siolim, hereinafter referred as the "SAID ENTIRE PROPERTY" and more particularly described in the SCHEDULE I hereunder written.

AND WHEREAS the "said entire property" originally belonged to Vamon Vitola Naique, alias Vaman Vithal Naik, in whose name it is inscribed under Inscription no. 40628 of Book G-44 at page 33 in the records of the Land Registration Office of Bardez at Mapusa.

AND WHEREAS, the said property was allotted to the said Vamon Vitola Naique alias Vaman Vithal Naik, in inventory proceedings on the death of Chandrabaga Naique, wife of Vitola Panduranga Naique alias Naik held in the office of the Judge of the Comarca of Bardez at Mapusa and finalized by Order dated 3rd October 1938.

Rachabai Naik
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Nandini Naik

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AND WHEREAS in the said Inventory Proceedings, the said entire property was described under item no 7 and allotted to the said Vaman Vitola Naique, son of the said Chandrabaga and Vitola Panduranga Naique.

AND WHEREAS, the said Vaman Vitola Naique died on 22/08/2011 leaving behind the VENDOR no.1 as his half sharer and moiety holder and the VENDOR no. 2 as his sole and exclusive heir married to the VENDOR no.3 Nandini Pandurang Naik, under the system of communion of assets, by virtue of which they the VENDORS no. 2 and 3 are entitled to the remaining half undivided share in the said entire property described in Schedule I hereunder written.

AND WHEREAS on the death of the said Vaman Vitola Naique the succession in favour of the VENDORS herein has been confirmed by Deed of Succession dated 22nd November 2011 recorded in the Books of Deeds bearing no. 837 at pages 9 to 11 of the Notary Ex-officio of the Judicial Division of Bardez situated in Essar Trade Centre, Second Floor, Mapusa, Bardez, Goa.

AND WHEREAS, THE VENDORS have represented that they have a clear and marketable title to the said property and that they and their predecessors were/are in exclusive, open, continuous and public possession of the said property for more than 70 years as

Radhakrishnaik Naik
Nandini Naik

V. K. D. Naik

owners thereof without any interruption or obstruction from any person whatsoever.

AND WHEREAS, the said property bearing Survey number 53/17 is situated on the Eastern side of the village road leading from the Siolim Church to the Bridge across the Chapora river and is bounded on the eastern side inter alia by the properties bearing Survey number 52/20 belonging to the heirs of Sadashiv Raghunath Dessai and Survey number 52/19 belonging to the heirs of Joao Jose Fernandes and St. Francis Xavier High School bearing Survey number 52/21 and Survey number 52/14 (part) and identified in the Plan annexed.



AND WHEREAS, the PURCHASER herein has purchased a plot of land admeasuring 407 square metres forming part of the said entire property bearing Survey number 53/17 and more particularly described in Schedule I hereunder written by Sale Deed dated 17th August 2017 registered with the Sub-Registrar of Bardez under no.BRZ-BK1-03470-2017 CD Number BRZD 789 dated 17-08-2017 which plot of land having an area of 407 square metres is identified as plot "A" and marked in the Plan annexed hereto in red colour.

AND WHEREAS, besides the said plot admeasuring 407 square metres already sold to the PURCHASER by the above referred to Sale Deed, the VENDORS own and possess an area of 343

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Nandini Naik

V. Prabhu

square metres out of which an area of 57 square metres on the Southern side is an existing access to St. Francis Xavier School, situated in the property bearing Survey number 53/21, since inception of the School and is not available for sale to the PURCHASER and marked in the Plan annexed hereto in yellow colour under letter "C", and the remaining plot admeasuring 286 square metres which is located on the northern side along the village road and in continuation and adjoining to the said plot of 407 square already sold by the VENDORS to the PURCHASER by the above referred to Deed of Sale dated 17th August 2017 and which plot is being hereby sold is identified as Plot "B" and marked in green colour in the said Plan annexed hereto



AND WHEREAS, the VENDORS have now approached the PURCHASER herein and have offered to sell to the PURCHASER herein the said plot of land having area of 286 square meters forming the distinct and separate Northern part of the said strip bearing survey 53/17 and which plot is marked in the Plan annexed hereto as Plot "B" in green colour and more particularly described in Schedule II hereunder written.

AND WHEREAS, the PURCHASER has agreed to purchase and the VENDORS have agreed to sell the said plot of land admeasuring 286 square metres identified as Plot "B" in the Plan annexed hereto in green colour and more particularly described in Schedule II hereunder written to the PURCHASER for the said consideration of Rs. 26,00,000/- (Rupees twenty six lakhs only).

Radhakrishna Naik
Nandini Naik

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NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of Rs. 26,00,000/- (Rupees twenty six lakhs only) paid by the PURCHASER to the VENDORS by two Cheques, one bearing no. 006858 dated 17.09.2017 for Rs. 13,00,000/- (Rupees thirteen lakhs only) in favour of the VENDOR no.1 and the other cheque for Rs. 13,00,000/- (Rupees thirteen lakhs only) bearing no. 006859 dated 17.09.2017 in favour of the VENDOR no. 2, both drawn on HDFC Bank, Mapusa, the receipt whereof the VENDORS do hereby admit and acknowledge and discharge the PURCHASER from its payment, they the VENDORS, having received the said entire consideration for the sale, do hereby convey and transfer by way sale to THE PURCHASER all their right, title, interest, ownership and possession in the said plot of land measuring 286 square meters consisting of the plot of land forming the Northern part of the said strip of land bearing Survey 53/17 marked in the Plan annexed hereto as plot " B" in green colour, more particularly described in the Schedule II hereunder written which plot hereby sold is a distinct and separate part of the property known as the "Segunda addicao" or "second plot" of the property known as "Thomas de Britto" or "Bindicho Bhat" situated at Bamonvado in the Revenue village of Siolim, within the jurisdiction of the Village Panchayat of Siolim Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in its entirety in the Land Registration Office under no. 1862 of Book B 5 New page 300 corresponding in its entirety to Matriz no. 494, which distinct and separate part or "Segunda addicao" or "second plot" is surveyed in the old cadastral survey under no. 1376 and in the Survey for Record of Rights under no. 53/17 of the Revenue Village of Siolim,



Radhakrishnaik
Nandini Naik

V. B. Naik

hereinafter referred as the "SAID ENTIRE PROPERTY" and more particularly described in the SCHEDULE I hereunder written free from all encumbrances, attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements, water courses, drains, privileges, appurtenances, advantages of whatsoever nature pertaining to or belonging to the said Property and all other rights, privileges and amenities belonging thereto TO HAVE AND TO HOLD the said Property and every part thereof TO AND UNTO THE PURCHASER absolutely and forever.



2. It is further clarified and specifically agreed that the Plot admeasuring 57 square metres shown in the Plan annexed hereto in Yellow coloured lines is an existing access to St. Francis Xavier School, situated in the property bearing Survey number 53/21, since inception of the School, and is not available for sale to the PURCHASER. The PURCHASER undertakes not to interfere with the said plot marked in the plan annexed hereto in Yellow colour and existing access leading to the said School. For the purpose of protection of the interest of the said School the PURCHASER shall construct a compound wall separating the said Plot "C" admeasuring 57 square metres shown in the Plan annexed hereto in yellow colour from the remaining strip of the said entire property described in Schedule I hereunder written.

3. The VENDORS have this day delivered to the PURCHASER actual, vacant possession of the said Plot described in Schedule II

Rachabai Vankar
Nandini Vankar

V. Pralim

hereunder written and the PURCHASER does hereby confirm having taken possession of the said Property from the VENDORS. The PURCHASER shall hereafter hold, possess and enjoy the said property described in Schedule II hereunder written 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 II 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 II 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.

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 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

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 Nandinitk

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ownership and possession of the said property described in Schedule II 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 II' 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 II 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 II or portions thereof 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 plot 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

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Nandini Naik

[Signature]

PURCHASER herein against all claims and demands and the expenses in this regard will be fully borne to by the **VENDORS**.

8. The **VENDORS** have paid and discharged the land revenue, taxes and all other outgoing in respect of the said property described in Schedule II 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 II the same shall be paid by the **VENDORS**.



9. That by virtue of the Deed, the **PURCHASER** shall be entitled to secure change of revenue records, survey records of the Schedule Property 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.

10. By virtue of this Deed of Sale and the Sale Deed dated 17th August 2017 referred to hereinabove, the **PURCHASER** are now the owners of an area of 693 square metres comprising of Plot "A" admeasuring 407 square metres and Plot "B" admeasuring 286 square metres.

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Nardini P Naik

M. K. Nalav

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

12. The VENDORS assure PURCHASER that:

- a) That the said Property described in Schedule II 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.
- 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

Immoveable property comprised of the "Segunda addicao" or "second plot" of the property known as "Thomas de Britto" or "Bindicho Bhat" situated at BamonVado in the Revenue village of Siolim, within the jurisdiction of the Village Panchayat of Siolim -

Rachabai Naik
Handini P Naik

V. K. Vaidya

Marna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in its entirety in the Land Registration Office under no. 1862 of Book B 5 New page 300 corresponding in its entirety to Matriz no. 494, which distinct and separate part or "Segunda addicao" or "second plot" is surveyed in the Old Cadastral Survey under no. 1376, in the Survey for Record of Rights under no. 53/17 of the Revenue Village of Siolim, and bounded in its entirety as under:

East: By the properties bearing survey 52/14 (part) originally belonging to Vincent Pais and previously belonging to, Cristovam Dias, Joaquim Vincente Pais, survey number 52/20 belonging to the heirs of Sadashiv Raghunath Dessai and survey number 52/19 belonging to the heirs of Joao Jose Fernandes, both previously belonging to the heirs of Maxiano Gonzaga Gomes and property bearing survey number 52/21 belonging to St. Francis Xavier High School originally belonging to Constancio Francisco Paulo

West: By the village Road beyond which lies the property bearing survey 56/6 originally belonging to the family of the VENDORS.

North: By the property bearing survey number 53/16 belonging to Om Developers and originally belonging to heirs of Salvador Fernandes and Fr. Fenelon da Costa.

South: By the property bearing survey number 53/21 belonging to St. Francis Xavier High School originally belonging to the heirs of Constancio Francisco Paulo.

The area of the entire property surveyed under number 53/17 is 750 square meters.

Radhakrishna Naik
 Nandini Naik

[Signature]

**SCHEDULE II
PLOT HEREBY SOLD**

All that plot of land admeasuring 286 square metres forming a distinct and separate part of the entire property known as "Thomas de Britto" or "Bindicho Bhat" described in Schedule I hereinabove and surveyed in the old Cadastral Survey number 1376, Surveyed for record of rights under number 53/17 of the Revenue Village of Siolim, more particularly identified in the Plan annexed hereto under letter B and shown therein in green colour and bounded as under:



East: By the property bearing survey number 52/19 belonging to the heirs Joao Jose Fernandes and bearing survey number 52/ 14 belonging to Joao Francisco Britto.

West: By the village road leading from the St. Anthony Church Siolim to the Siolim bridge across the Chapora river.

North: By the property bearing survey number 53/16 belonging to Om Developers and originally belonging to heirs of Salvador Fernandes and Fr. Fenelon da Costa

South: By the remaining part of the entire property purchased by Riviera Constructions Pvt. Ltd. by Sale Deed dated 17.08.2017 shown in the Plan annexed hereto as Plot "B" and marked therein in red colour.

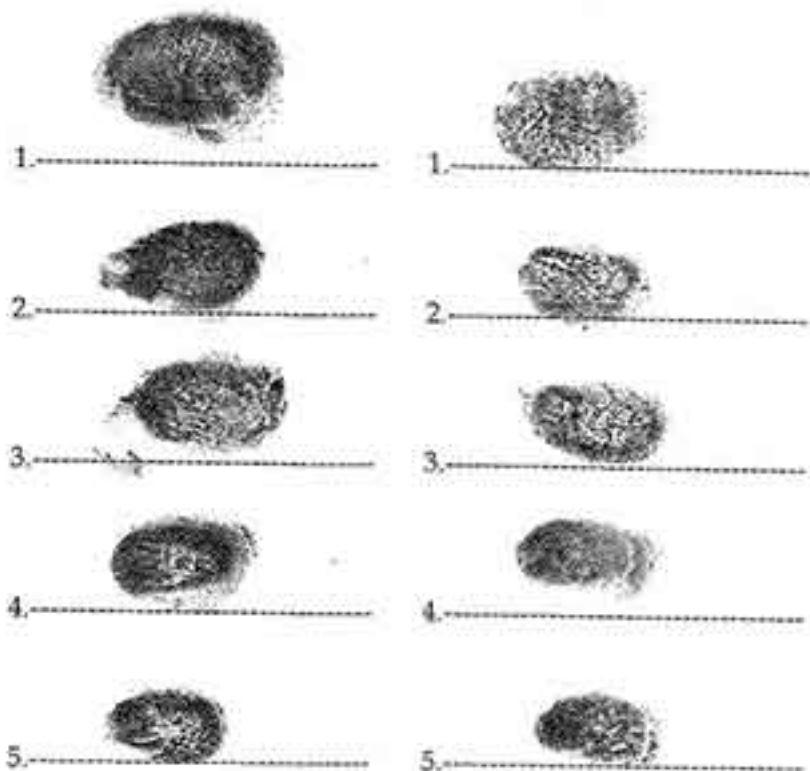
The plot hereby sold is partly in the proposed road widening.

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale in the simultaneous presence of the witnesses signing below:

Radhakrishna
SK
Nandini Nait

Prabhu

THE VENDORS:



Radhabai Naik's
Nandini Naik

V. Prasad



L.H.F.P.OF PANDURANG
VAMAN NAIK

R.H.F.P.OF PANDURANG
VAMAN NAIK



Rashkanti Naik
Nandini Naik

17/5/2011



3.

(MRS. NANDINI PANDURANG NAIK)

L.H.F.P. OF NANDINI
PANDURANG NAIKR.H.F.P. OF NANDINI
PANDURANG NAIK

1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

Radhabai Naik

Nandini Naik

V. S. Naik

THE SECOND PARTY/ PURCHASER:



(M/S RIVIERA CONSTRUCTIONS PVT. LTD.
 REP. BY ITS DIRECTOR
 MR. AGNELO MACHADO BRAGANCA)

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

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

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

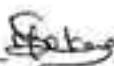
5. _____

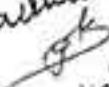
Radha Bai Naik
 Nandini Naik

V. K. Naik

WITNESS:

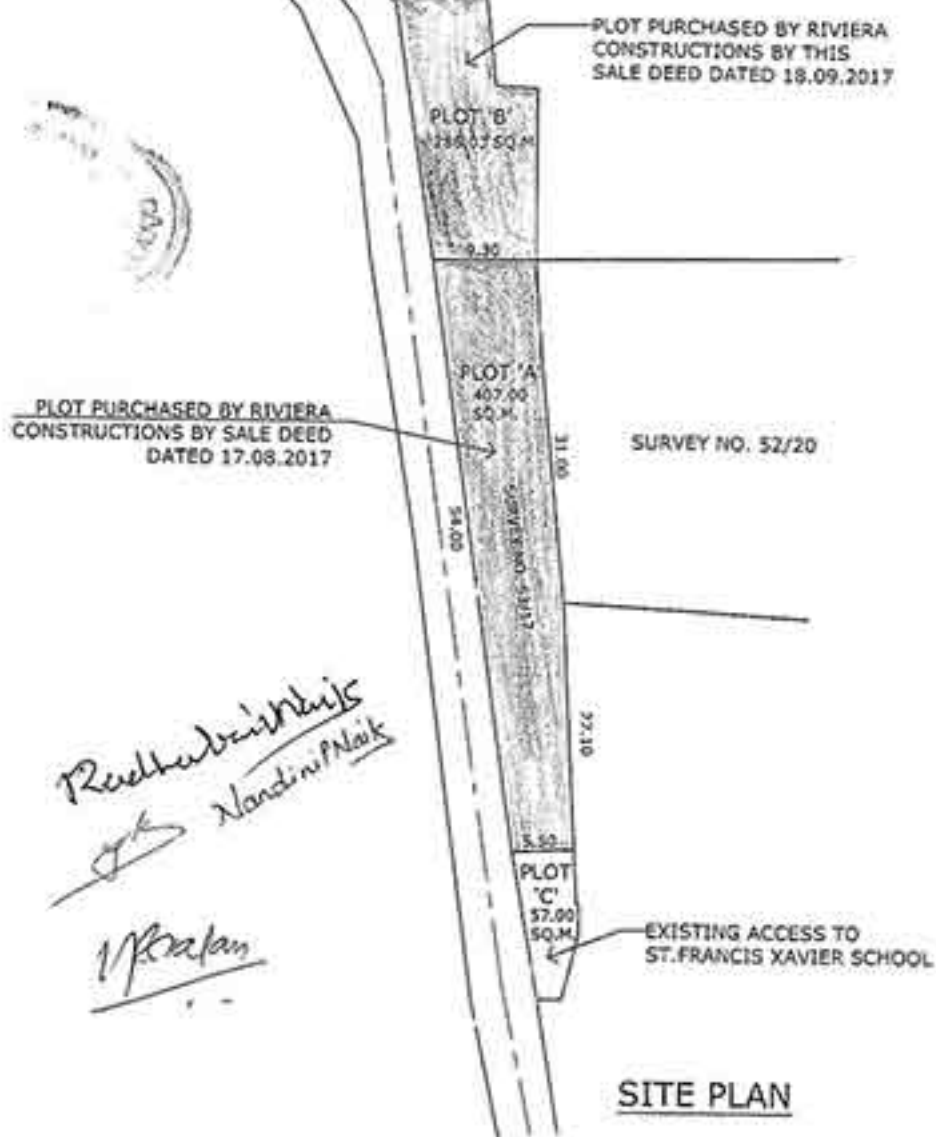
1. Catherine Rodrigues 

2. Milan Hapsetang 

Radhakrishna Naik

Nandini Naik







PLAN SHOWING AREAS PURCHASED IN PROPERTY BEARING SY.NO.53/17 OF VILLAGE SIOLIM, TALUKA BARDEZ, GOA BY RIVIERA CONSTRUCTIONS PVT LTD.

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-09-2017 11:38:53 AM

Document Serial Number : 3852

Presented at 11:04:00 AM on 18-09-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	52000.00
2	Processing Fees	330.00
	Total :	52330.00

Stamp Duty Required: 78000.00

Stamp Duty Paid: 78000.00

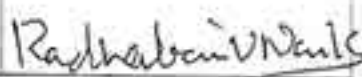
Agnelo Machado Braganca presenter

Name	Photo	Thumb Impression	Signature
Agnelo Machado Braganca, S/o Late Assuncao de Braganca, Unmarried, Indian, age 67 Years, Business, r/o 149, Gaurisavaddo, Mapusa Bardez Goa, Managing Director For M/s Riveira Constructions Pvt Ltd, PAN CARD NO AACCR8764R vide resolution dated 15.9.2017.			

Endorsements

Executant

1. Radhabai Vaman Naik, W/o Late Vaman Naik, Widow, Indian, age 60 Years, House-wife, r/o H.No 1152, Ramon Vaddo, Siolim Bardez Goa. Pan No. ABSPN0682N

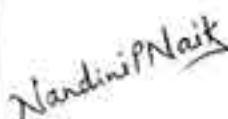
Photo	Thumb Impression	Signature
		

2. Pandurang Vaman Naik alias Yogesh Naik, S/o Late Vaman Naik, Married, Indian, age 46 Years, Business, r/o H.No. 1182, Ramon Vaddo, Siolim, Bardez Goa Pan No. AAVPN7807R

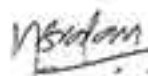
18-Sep-2017 11:38 AM

Photo	Thumb Impression	Signature
		

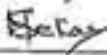
3. Nandini Pandurang Naik, w/o Pandurang Vaman Naik, Married, Indian, age 46 Years, Business, r/o H.No. 1182, Bamon Wado, Siolim, Bardez-Goa. PAN No. ABSPN0683P.

Photo	Thumb Impression	Signature
		

4. Agnelo Machado Braganca, S/o Late Assuncao de Braganca, UnMarried, Indian, age 67 Years, Business, r/o 149, Gaunsavaddo, Mapusa Bardez Goa. Managing Director For M/s Riveira Constructions Pvt Ltd, PAN CARD NO AACCR8764R vide resolution dated 15.9.2017.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Catharine Rodrigues, D/o R Rodrigues, Married, Indian, age 45 Years, Service, r/o H.No. 130 Gaunsa Vaddo Mapusa Bardez - Goa	
2	William Mapsekar, D/o Guna: Mapsekar, UnMarried, Indian, age 28 Years, Service, r/o H.No 459, Aldons Bardez - Goa	

Endowment
Mutation fees paid Rs. 1000/-

Scanned By:

With chalan No. 201700677379
dt - 18/04/17.

Signature:-

Designed and Developed by C-GrE, AE FS, Pune

SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BX1-C3850-2017
CD Number: BR20750 on
Date 20-09-2017

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By: *[Signature]*

Designed and Developed by C-DAC, ACIS-Tune

20 Sep 2017, 10:04 AM