

(Rupees Ten Lakhs Only)

10

Phone No: 9820001212
Sold To/Issued To:
SPECTRUM DEVELOPERS
For Show/ID Proof:
PanCard



DEC-04-2021 13:10:29

₹ 1000000/-

38182821808823800402-00001281
8018282 38/02/03/2021-RD1

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: Spectrum Developers



2021-BRZ-4699

08/12/2021

DEED OF SALE

THIS DEED OF SALE is entered into at Mapusa on this 8th day

of December 2021, by and

(Rupees Nine Lakhs thirty five thousand only)

Phone No: 9820081212
Sold To/Issued To:
SPECTRUM DEVELOPERS
For Show/ID Proof:
Pancard



DEC-04-2021 12:13:47

₹ 0935000/-

250 500 1000 2000 5000

Other
30152821630823027184-00061282
3015282 30/03/03/2021-801

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Dial

Authorised Signatory

Name of Purchaser: Spectrum Developers

BETWEEN

(1) **MR. SANTAN LUIS LOBO alias SANTAN LOBO**, s/o son of late Mr. Luis Lobo alias Mr. Luis Agostino Lobo alias Mr. Luis Abu Lobo alias Mr. Luis A. Lobo alias Mr. L. Lobo alias Mr. Augusto Louis Lobo, age 74 years, married, retired, holding PAN Card no. [REDACTED] Aadhar Card No. [REDACTED] [REDACTED], Mobile No. [REDACTED], Indian National, and his wife

(2) **MRS. AMY LOBO alias AMY VERA LOBO**, d/o late John Lobo, age 73 years, married, housewife, holding PAN Card no. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], Indian National, Both r/o 103 Silver Stone, Holy Cross Road, I.C. Colony, Borivali (W), Mumbai-400103 and

AL *[Signature]*


(3) **MS. PRAXIE LUCY alias PRAXIE LOBO alias PRAXIE LUCY LOBO**, d/o son of late Mr. Luis Lobo alias Mr. Luis Agostino Lobo alias Mr. Luis Abu Lobo alias Mr. Luis A. Lobo alias Mr. L. Lobo alias Mr. Augusto Louis Lobo, age 59 years, unmarried, service, holding PAN Card no. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], Indian National, r/o A9, Sadanand Park, Near Old M. H. B. Colony, Borivali (W), Mumbai – 400091, hereinafter referred to as the “**VENDORS**” (which expression shall unless repugnant to the context and meaning thereof be deemed to include their respective heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART**;

A N D

SPECTRUM DEVELOPERS, a Partnership firm having its Office at Laxminarayan Villa, Prof. Almeida Road, Bandra (West) Mumbai, 400 050, having PAN Card No. [REDACTED], duly represented by its Partners namely **MR. SUDHIR LOBO** alias **SUDHIR JAMES LOBO** son of Sidney Peter Lobo, aged 49 years, married, businessman, holding

AL *ST* *ST* *ST*

PAN Card no. [REDACTED], Aadhar Card No. [REDACTED]
 [REDACTED], Mobile No. [REDACTED], Indian National, residing at 61
 Mystique, 129 St. Cyril Road, Opp. St. Andrew School,
 Bandra West, Mumbai 400050, authorized in pursuance of
 Deed of Partnership dated 13/04/2018, hereinafter referred to
 as the "PURCHASER" (which expression shall unless it be
 repugnant to the context or meaning thereof be deemed to
 mean and include the partner or partners for the time being
 constituting the said firm, the survivor or survivors of them
 and the heirs, executors and administrators of the last
 surviving partner) of the **SECOND PART**.



A. **WHEREAS**, there exists a property known as "KATYA
 MUNAG CHIVARI" alias "BARICHI MUDDI" alias
 "BORCHI UNDDY" alias "CATEMUNONGA" alias
 "CANTEMURGA" alias "BORCHY MUDDY" or
 "CANTEMUNOGA" situated at Anjuna surveyed under
 Survey No. 444/6 of Village Anjuna, totally admeasuring
 2625 sq. mts. along with the residential house bearing
 Village Panchayat No. 1552 existing therein, situated
 within the limits of Village Panchayat of Anjuna, Taluka
 Bardez, District North, State of Goa. The **SAID**

AL [Signature] [Signature] [Signature]

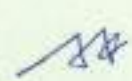


PROPERTY is better described in **Schedule I** hereto and is delineated in the plan annexed hereto in Green Hatched lines which shall hereinafter be referred to as the "**SAID PROPERTY**".

B. **AND WHEREAS**, the **SAID PROPERTY** was owned and possessed by one Natalina Faustina da Rocha widow of late Pascoal de Souza.

C. That by a Deed of Gift dated 29/7/1946 drawn by the Notary Public of Bardez Taluka Dr. Guilherme Lobo and recorded at folio 41 reverse onwards of Book no.461, said Natalina Faustina da Rocha, gifted the **SAID PROPERTY** to her brother Mr. Diogo Lourenco da Rocha.

D. That after acquiring right to the **SAID PROPERTY** by virtue of the afore referred Gift Deed dated 29/7/1946, the said property came to be inscribed the name of said Mr. Diogo Lourenco da Rocha in the Land Registration office under Inscription No. 40821 at folio 62V of Book G-44.

E. That said Mr. Diogo Lourenco da Rocha was married to Maria Elizabeth Virginia Saturnina Pelagia Branganca alias Pelagia Rocha under the regime of communion of assets prevalent in the state of Goa.

AL   

F. **AND WHEREAS**, by a Deed of Sale dated 24/1/1970 duly registered in the Office of Sub Registrar of Bardez Taluka under no. 3269 at pages 64 to 68 Vol. No. 37 dated 27/1/1970, said Mr. Diogo Lourenco da Rocha and his wife Maria Elizabeth Virginia Saturnina Pelagia Branganca alias Pelagia Rocha sold and or transferred the said property described in Schedule I hereto along with an exclusive right to use 50% of the Well situated on the property bearing Survey No. 444/12 admeasuring 2625 square meters in favour of one Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo and his wife Mrs. Pascoela Franco alias Pascuela Lobo alias Pascoela Franco Lobo alias Pascoela Lobo alias Pascuela Lobo, both residents of Anjuna.

G. That upon purchase of the **SAID PROPERTY** said Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo effected mutation and got his name entered in the occupant's column of Form I & XIV in respect of the said Property.

AL 84 B

H. That said Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo expired on 27/9/1999, without any Will and or disposition of his last wish and upon his death his son Mr. Santan Luis Lobo alias Santan Lobo i.e., the VENDOR at serial no. 1 herein, instituted an Inventory Proceedings in the Court of Civil Judge Senior Division at Mapusa, Goa which came to be registered as Inventory Proceedings No. 317/2010/B.

I. That in the said Inventory Proceedings, said Mr. Santan Luis Lobo alias Santan Lobo came to be appointed as Cabeça da Casal (Head of the Family) who declared on oath that late Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo expired on 27/9/1999 leaving behind his half sharer and widow Mrs. Pascoela Franco alias Pascuela Lobo alias Pascoela Franco Lobo alias Pascoela Lobo alias Pascuela Lobo and as his sole and universal heirs the following children namely :

- I. Sr. Rosa Lobo (spinster);
- II. Sr. Pauline Lobo (spinster);



- III. Mr. Santan Luis Lobo alias Santan Lobo i.e., the Vendor at serial no. 1 married to Mrs. Amy Lobo alias Amy Vera Lobo i.e., the Vendor at serial no.2 herein;
- IV. Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo married to Mrs. Antoinetta Lobo;
- V. Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo (spinster) i.e., the Vendor at Serial No. 3 herein.

J. That in the auction held on 21/12/2010 in the said Inventory proceedings, the **SAID PROPERTY** along with 50% right to use the Well, which was listed in the list of assets under item No. 1, was bought in auction by the Vendors herein in proportion of 1/3rd equal share and by virtue of the Chart of Allotment, the **SAID PROPERTY** came to be exclusively allotted to the Vendors herein and Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo.

K. That by an Order dated 31/01/2011, the Court of Civil Judge Senior Division at Mapusa Goa confirmed the Chart of allotment and as such the **VENDORS** herein

AL-27 \$ \$

along with Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo, by virtue of allotment made vide Order dated 31/01/2011 passed in the said Inventory Proceedings No. 317/2010/B, became the absolute owners in possession of the **SAID PROPERTY** better described in Schedule - I hereto along with an exclusive right to use 50% the Well situated on the property bearing Survey No. 444/12 of Village Anjuna.

L. That upon acquiring right to the **SAID PROPERTY**, the Vendors herein and Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo effected mutation and got their respective names entered into the Occupants Column of Form I & XIV in respect of the **SAID PROPERTY**.

M. That by a Gift Deed dated 25/11/2021, said Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo gifted their share in the said property in favour of VENDOR at serial No.3 namely Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo.



[Handwritten signatures]

N. Mr. Santan Luis Lobo alias Santan Lobo and Mrs. Amy Lobo alias Amy Vera Lobo own One Third share of the property and Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo owns Two Third share of the property. Though the **SAID PROPERTY** was originally owned by Vendors and said Mr. Benjamin Lobo Alias Benjamin Alias Benjamin Louis Lobo and Mrs. Antoinetta Lobo, the **SAID PROPERTY** was maintained by the VENDOR at Serial No.1 out of his own funds without any contributions from the other VENDORS. The House existing along with the 50% right to the well and the compound wall was althroughout maintained repaired by Vendor at Serial No.1 and all the utility bills including Electricity consumption bill and Water consumption bill was taken care by VENDOR at serial No.1.

O. That the VENDORS herein are desirous of selling and or transferring the **SAID PROPERTY** surveyed under Survey no. 444/6 of Village Anjuna better described in Schedule - I hereto to the PURCHASERS herein and have made the following representations:

Handwritten signatures in blue ink, including initials 'AL' and a stylized signature.

- P. That besides the VENDORS there are no other person and or persons who can claim right, and or interest and or title in respect of the **SAID PROPERTY** described in Schedule – I hereto.
- Q. That the **SAID PROPERTY** is free from any encumbrances and/or defect in title.
- R. That there are no tenants and/or mundkar and/or any other person who can claim any right of whatsoever nature in respect of the **SAID PROPERTY**, the VENDORS being the sole and exclusive owners of the **SAID PROPERTY** described in Schedule – I hereto.
- S. That there is no road or access passing through the **SAID PROPERTY** described in Schedule - I, as an access to any other person, nor there is any easement right of way to any other person through the said property.
- T. That the **SAID PROPERTY** is not the subject matter of any land acquisition under the Land Acquisition Act.
- U. That there are no litigations and/or disputes of any nature over the **SAID PROPERTY** described in Schedule - I.



Handwritten signatures and initials in blue ink, including "AL" and a stylized signature.



V. That there are no statutory dues, due and payable to any government and/or semi-government bodies in respect of the **SAID PROPERTY**.

W. That there are no loans and/or advances obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the **SAID PROPERTY** described in Schedule - I and/or against collateral security thereof.

X. That the Vendors have 50% and irrevocable right to use the Well situated on the property bearing Survey No. 444/12 of Village Anjuna without any obstruction and or interference of whatsoever nature from any person/persons.

Y. That the VENDORS have further represented to the Purchasers that except for this Deed of Sale, the VENDORS have not entered into any agreement to transfer and or convey the said property described in Schedule - I hereto with any other person or persons.

Z. That based on the said representations made by the VENDORS and believing the same to be true and correct, the PURCHASER herein have agreed to purchase the

AL 17  

SAID PROPERTY described in Schedule I from the Vendors for a total consideration of sum of Rs [REDACTED] (Only) which is the market value of the said property. Considering the fact that the **SAID PROPERTY** was maintained looked after and managed looked after and managed by VENDOR at Serial No.1 out of his own funds without any contribution from the other VENDORS, it is agreed that the consideration payable under this deed shall be paid by the PURCHASER to the VENDORS in the manner herein after stipulated with the consent.

NOW THIS DEED OF SALE WITNESSETH AS UNDER: -

1. That in consideration of payment of Rs [REDACTED] [REDACTED] paid by the PURCHASER to the VENDORS after deducting tax on the entire consideration in terms of the Income Tax Act, in the following manner: -
 - a. An amount of Rs [REDACTED] (Only) less TDS @ 1% paid by Cheque bearing No. 000204 dated 03/12/2021 drawn on HDFC Bank, Pali

AL [REDACTED] [REDACTED] [REDACTED]

Naka Branch in favour of the VENDORS at Serial No. 1
(receipt of which the VENDORS hereby acknowledge).

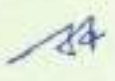


b. An amount of Rs [REDACTED]
Only) less TDS @ 1% paid by Cheque bearing No.
000205 dated 03/12/2021 drawn on HDFC Bank, Pali
Naka Branch in favour of the VENDORS at Serial No. 2
(receipt of which the VENDORS hereby acknowledge).

c. An amount of Rs [REDACTED]
[REDACTED] less TDS @ 1% paid by Cheque
bearing No. 000207 dated 03/12/2021 drawn on HDFC
Bank, Pali Naka Branch in favour of the VENDORS at
Serial No. 3, receipt of which amounts the VENDORS do
hereby acknowledges, the VENDORS as the absolute
owners in possession of all that part and parcel of
property known as "KATYA MUNAG CHIVARI" alias
"BARICHI MUDDI" alias "BORCHI UNDDY" alias
"CATEMUNONGA" alias "CANTEMURGA" alias
"BORCHY MUDDY" or "CANTEMUNOGA" situated at
Anjuna, surveyed under Survey No. 444/6 of Village
Anjuna, totally admeasuring 2625 sq. mts. along with the
residential house bearing Village Panchayat No. 1552
existing therein and along with a 50% and irrevocable




Handwritten signatures in blue ink.

right to use the Well situated on the property bearing Survey No. 444/12, situated within the limits of Village Panchayat of Anjuna, Taluka Bardez, District North, State of Goa, described in the Land Registration Office of Bardez under No. 17549 at page 140 of Book B-45 and enrolled in Taluka Revenue Office under Matriz No. 1340 and the house being enrolled under Matriz No. 686 better described in Schedule - I hereto, do hereby transfer, convey, grant by way of sale unto the Purchasers all that part and parcel of the **SAID PROPERTY** described in Schedule - I along with an exclusive right to use 50% of the Well situated on the property surveyed under Survey No. 444/12 and delineated in the plan annexed hereto in Green hatched lines along with all the structures, privileges, accesses, easements, appurtenances thereto, to have and to hold the same unto the PURCHASER as absolute Owner thereof, free from any charge or encumbrances to be held and enjoyed by the PURCHASER forever, peacefully without any disturbance and/or hindrance from the VENDORS or any person claiming through them.

AL   


2. The VENDORS do hereby covenant with the PURCHASER as under:

- 
- i. That the VENDORS have a clear valid and marketable right, title and interest to the **SAID PROPERTY** better described in Schedule - I and are entitled and authorized to sell/alienate the same unto the PURCHASER.
 - ii. That should there be any defect in the title of the said plot hereby conveyed, the VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for loss suffered on account of such defect, if any, and shall, at their own costs and expenses clear the defect in title of the **SAID PROPERTY**, if any.
 - iii. That the VENDORS shall at the cost and expenses of the PURCHASER do all that is required for better assuring and/or perfecting the title of the **SAID PROPERTY** described in Schedule -I hereto in favour of the PURCHASER which shall include all necessary acts to secure the mutation of the survey records in

AL — [Signature] [Signature] [Signature]

respect of **SAID PROPERTY** in the name of the **PURCHASER**.


- iv. The **VENDORS** covenants with the **PURCHASER** that they are in physical possession of the **SAID PROPERTY** and have full subsisting rights and authority in their favour, to transfer and to convey their rights and interest in the **SAID PROPERTY**, without any claim or hindrance or encumbrance from any person or persons whatsoever.
- v. The **VENDORS** do hereby covenant that by virtue of the Order dated 31/01/2011 passed by the Court of Civil Judge Senior Division at Mapusa in Inventory Proceedings No. 317/2010/B, an exclusive and irrevocable right to use 50% of the Well situated on the property bearing Survey No. 444/12 of Village Anjuna, have been conferred on the **VENDORS** herein as such the **VENDORS** have an absolute and irrevocable right to use 50% of the said Well without any obstruction and or interference of whatsoever nature from any person/persons.

AL  

- vi. That the VENDORS have today put the PURCHASER in unconditional exclusive peaceful vacant possession of the **SAID PROPERTY** better described in Schedule - I along with an exclusive and irrevocable right to use 50% of the said Well existing in Survey No. 444/12 of Village Anjuna, to be held by the PURCHASER without any obstruction or interference and or harm or hindrance of whatsoever nature from the VENDORS and/or any other person or persons claiming through the VENDORS.
- vii. The VENDORS covenant that there is no road or access through the **SAID PROPERTY** described in Schedule - I, as an access to any other person, nor there is any easement right of way to any other person through the **SAID PROPERTY**.
- viii. The VENDORS covenant with the PURCHASER that there are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the title in respect of the **SAID PROPERTY** described in Schedule - I hereto.

AL 37  

ix. The VENDORS covenant with the PURCHASER that there is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the **SAID PROPERTY** described in Schedule - I.




x. The VENDORS covenant to the PURCHASER that no loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the **SAID PROPERTY** described in Schedule - I and/or against collateral security thereof.

xi. The VENDORS covenant to the PURCHASER that there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the **SAID PROPERTY** described in Schedule - I.

xii. The VENDORS covenant that no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust,



inheritance, tenancy, license, lien, or otherwise howsoever, in the **SAID PROPERTY** described in Schedule - I and they are competent and entitled to sell and transfer the same in the manner provided in these presents.


The VENDORS hereby accord their no objection to the PURCHASER to carry out mutation in respect of the **SAID PROPERTY** described in Schedule - I hereto, by deleting the name of VENDORS herein appearing in the survey records and to include the name of the PURCHASER as occupant thereof in respect of the **SAID PROPERTY** hereby purchased, and the VENDORS hereby covenant that they shall do all that is required to ensure that the name of the PURCHASER is entered into the Record of Rights as occupant of the **SAID PROPERTY** described in Schedule - I by way of mutation.


4. The VENDORS further accord their no objection to the PURCHASER to transfer the Electricity connection, Water connection and the House Tax with respect to said residential house bearing Village Panchayat No. 1552

AL 84  

existing in the **SAID PROPERTY** better described in Schedule I hereto in favour of the PURCHASER.

5. The VENDORS hereby declare that the **SAID PROPERTY** described in Schedule - I does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

6. For the purpose of Stamp Duty, the market value of the said property described in Schedule - I hereby transferred is Rs. 

Only) and accordingly stamp duty payable is Rs. 

Only) is affixed to this Deed of Sale which is borne by the PURCHASER.

SCHEDULE - I

ALL THAT part and parcel of the property known as "**KATYA MUNAG CHIVARI**" alias "**BARICHI MUDDI**" alias "**BORCHI UNDDY**" alias "**CATEMUNONGA**" alias "**CANTEMURGA**" alias "**BORCHY MUDDY**" or "**CANTEMUNOGA**" situated at Anjuna, surveyed under Survey No. 444/6 of Village Anjuna, totally admeasuring 2625 sq. mts. along with the residential house



bearing Village Panchayat No. 1552 existing therein along with an exclusive and irrevocable right to use 50% of the well, situated within the limits of Village Panchayat of Anjuna, Taluka Bardez, District North, State of Goa, described in the Land Registration Office of Bardez under No. 17549 at page 140 of Book B-45, enrolled in Taluka Revenue Office under Matríz No. 1340 and the house being enrolled under Matríz No. 686, delineated in the Plan annexed hereto in Green hatched lines and is bounded as under:

East: By the road;

West: By land bearing Survey no. 444/2;

North: By the properties bearing Survey No. 444/3 and 444/4;

South: By the property bearing Survey No. 444/8 and Survey No. 444/12 of Village Anjuna.

IN WITNESS WHEREOF the parties hereto have signed this Deed on the date and year first herein above mentioned.

Handwritten signatures in blue ink, including the initials "AL" and "AL" on the left, and several stylized signatures on the right.

SIGNED AND DELIVERED by
the within named **VENDORS** of the
ONE PART:



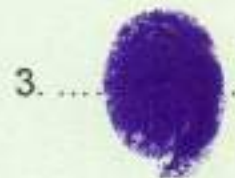
[Handwritten signature]

[Handwritten signature]

(1) MR. SANTAN LUIS LOBO alias SANTAN LOBO

L. H. F. P

R. H. F. P



[Handwritten initials/signatures]

Alobo

AL
AL
AL

Alobo



(2) MRS. AMY LOBO alias AMY VEERA LOBO

L. H. F. P

R. H. F. P



AL
AL
AL



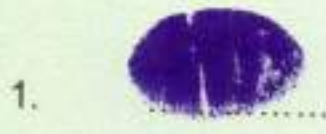
Lo

Lo

(3) MS. PRAXIE LUCY alias PRAXIE LOBO
alias PRAXIE LUCY LOBO

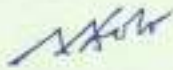
L. H. F. P

R. H. F. P



AL-22 *Lo* *Lo*

SIGNED AND DELIVERED by
the within named **PURCHASERS**
of the **OTHER PART**:
SPECTRUM DEVELOPERS
duly represented by its Partner

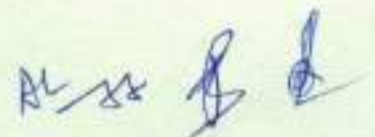


MR. SUDHIR LOBO
alias **SUDHIR JAMES LOBO**



L. H. F. P

R. H. F. P



In the presence of:

1. *Alok Coutinho*
ALOKK COUTINHO

2. *Siddhi Parokar*
SIDDHI PAROKAR



ALOKK COUTINHO



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

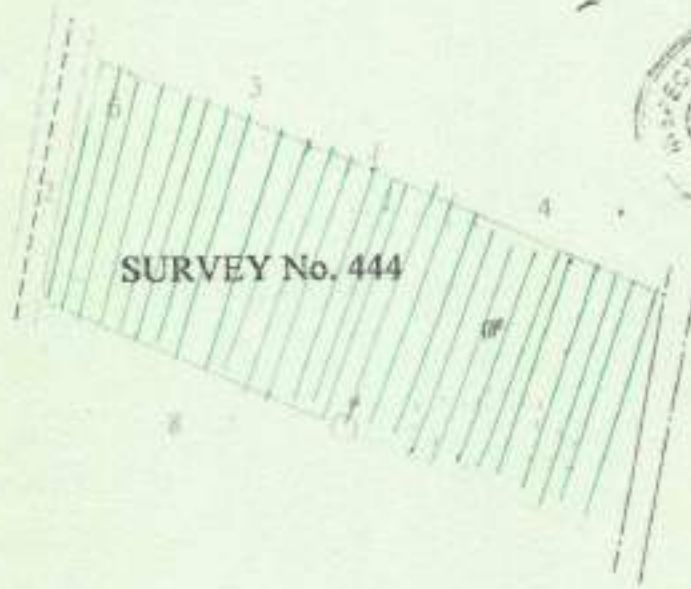
12/08

CIAR 121-20333

Plan Showing plots situated at
 Village : ANJUNA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 444/ 6
 Scale : 1 : 1000



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



Mitali Naik

Generated By : Mitali Naik (D'Man Gr. II)
 On : 26-08-2021

AL *BASKA* *AL* *BASKA* *AL* *BASKA*

Compared By: *BASKA*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Dec-2021 02:31:29 pm

Document Serial Number :- 2021-BRZ-4699

Presented at 01:42:24 pm on 08-Dec-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	1935000
2	Registration Fee	1290000
3	Mutation Fees	2500
4	Processing Fee	1080
Total		3228580

Stamp Duty Required :1935000/-







Stamp Duty Paid : 1935000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sudhir Lobo Alias Sudhir James Lobo Partner Of Spectrum Developers ,Father Name:Sidney Peter Lobo, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - Laxmi Narayan Villa Off Tuner Road Bandra West Mumbai, Address2 - Mumbai, PAN No. [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Santan Luis Lobo Alias Santan Lobo , Father Name:Luis Agostinho Lobo, Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, 103 silver stone L C colony off Holy cross Road Borivali,Mumbai, PAN No. [REDACTED]			
2	Amy Lobo Alias Amy Vera Lobo , Father Name:John Lobo, Age: 72, Marital Status: Married ,Gender:Female,Occupation: Other, 103 silver stone,Holy Cross Road Near Vrushi Complex I C colony Boravali Mumbai, PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Praxie Lucy Alias Praxie Lobo Alias Praxie Lucy Lobo , Father Name:Luis Lobo, Age: 59, Marital Status: Unmarried ,Gender:Female,Occupation: Other, A9 Sadanand Park near Old M.H.B Colony ,Borivali Mumbai, PAN No. [REDACTED]			
4	Sudhir Lobo Alias Sudhir James Lobo Partner Of Spectrum Developers , Father Name:Sidney Peter Lobo, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Other, Laxmi Narayan Villa Off Tuner Road Bandra West MumbaiMumbai, PAN No [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Siddhi Mayur Parodkar, Age: 38, DOB: 1983-09-25 , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403601, r h 10, r h 10, green empire complex, Gogol, Margao, Salcete, SouthGoa, Goa			
2	Name: Alok Cuttinho, Age: 46, DOB: 1975-10-02 , Mobile: [REDACTED], Email: , Occupation: Other , Marital status : Married , Address: 403501, HNo 304 Devashri Garden Near corporation Bank , HNo 304 Devashri Garden Near corporation Bank , Socorro, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-4699

Document Serial No:-2021-BRZ-4699

Book :- 1 Document

Registration Number :- **BRZ-1-4560-2021**

Date : 08-Dec-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:- 08-Dec-2021 14:33:08

Date of Receipt: 08-Dec-2021

Receipt No : 2021-22/9/3212

Serial No. of the Document : 2021-BRZ-4699

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

Received the following amounts from **Sudhir Lobo Alias Sudhir James Lobo Partner Of Spectrum Developers** for Registration of above Document in Book-1 for the year 2021

Registration Fee	1290000	E-Challan	• Challan Number : 202101221249 • CIN Number : IK0BKGJXT3	1290000
Processing Fee	1080	E-Challan	• Challan Number : 202101221249 • CIN Number : IK0BKGJXT3	1080
Total Paid	1291080 (Rupees Twelve Lakhs Ninety One Thousands Eighty 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 :

Siddhi Parodkar

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 **08-Dec-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

