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091384

Value of Stamp Paper ₹ Name of the purchaser a Transacting parties: As there is no one single paper for the value of # 147 we Accutional stamp paper for the completion of the value are

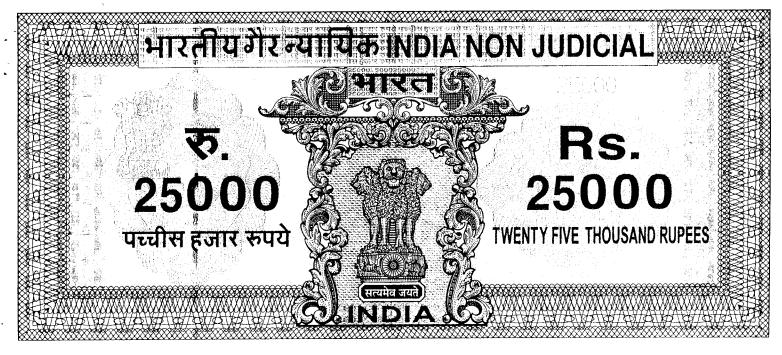
Stamp Vendor's Sign. Mrs. Deepa Rajendra Naik LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314 Dated 29/05/2018 Margao - Goa

Signature of purchaser

SUSHANT NAIQUE &

Alias SUSHANT VISHNOO DESSA!
DEED OF SALE

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091385



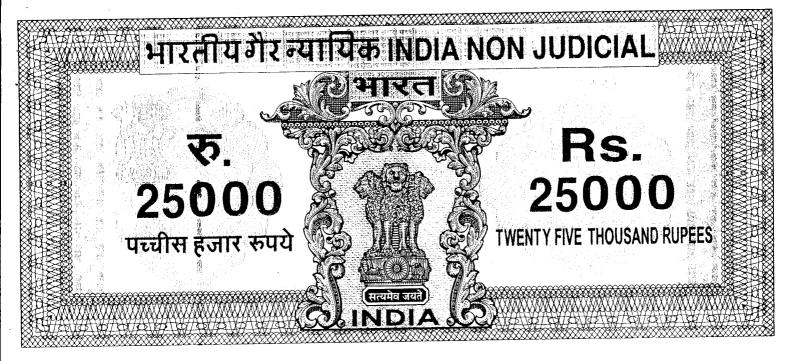
Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUDIVEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

DEED OF SALE

Beweige

Shlymbrall



091842



Serial No. 57-86 Place of Vendor: Margao Date: 1/11/9
Name of the purchaser Dushout Name. Yishhum Nauguresidence: Cuncalem
Purpose: Deal of transacting parties: As there is no one single paper for the value of ₹ \(\frac{147}{200}\) Additional stamp paper for the completion of the value are
attached along with

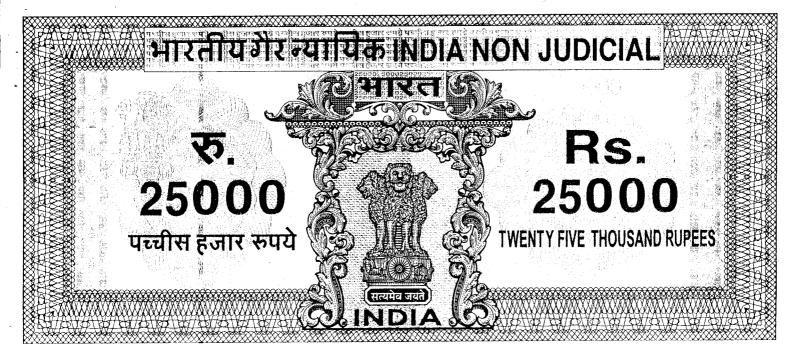
Stamp Vendor's Sign. Mrs. Deepa Rajendra Naik LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314 Dated 29/05/2018 Margao - Goa

Signature of purchaser

DEED OF SALE

Boular

Hesen's Ashleyn marel



091843



Serial No.. 57% Place of Vendor: Margao Date: 11119

Value of Stamp Paper & Smol
Name of the purchaser: Sushout Majorite
Fathers Name Vishuum NagueResidence: Lencolum
Purpose: Veod Gallet Transacting parties:
As there is no one single paper for the value of * 147mol
Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign. Mrs. Deepa Rajendra Naik LIC. No.: JUDI/VEN-LIC/2/2018/AC-1/6314 Dated 29/05/2018 Margao - Goa

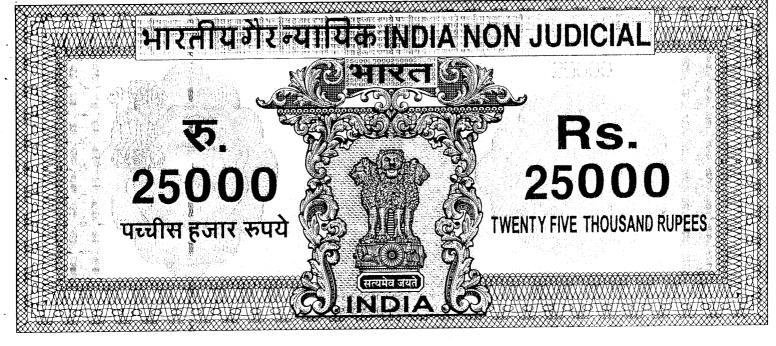
Signature of purchaser

DEED OF SALE

Bowlas

Alexan

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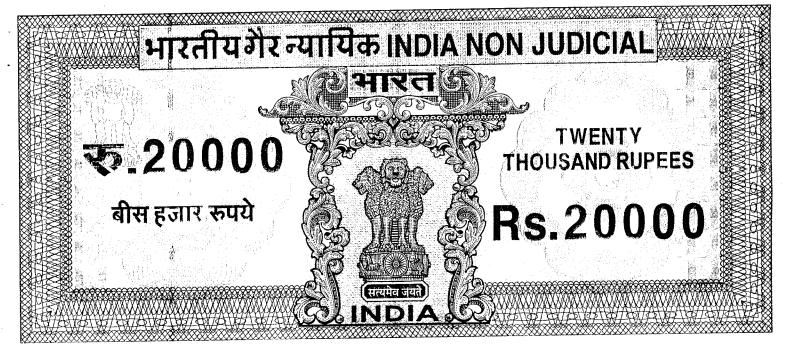
Stamp-Vendor's Sign.
Mrs. Deepa Rajendra Nalk
LIC No.: JUDI/VEN-LIC/2/2018/AC-1/8314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

DEED OF SALE

Bouras

Johnstonel



053609



Serial No.. 5786 Place of Vendor: Margao Date: 11119

Value of Stamp Paper ₹ 2000

Name of the purchaser: 2000

Fathers Name Vish free Naugu Residence: Cenculeur

Purpose: 2000

As there is no one single paper for the value of ₹ 1400

Additional stamp paper for the completion of the value are attached along with

Stamp-Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.; JUDIVEN-LIC/2/2018/AC-1/8314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

DEED OF SALE

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AIDIN DSI FIVE HUNDRED

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पाँच सौ रुपये



Rs. 500

RUPEES

INDIA NON JUDICIAL

गोवा GOA

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Naugur Residence: Transacting parties: As there is no one single paper for the value of \$ 147 wor Additional stamp paper for the completion of the value are attached along with

Stamp-Vencor's Sign. Mrs. Osepa Rajendra Naik LIC. No.: JUDI/VEN-LIC/2/2018/AC-1/6314 Dated 29/05/2018 Margao - Goa

Signature of purchaser

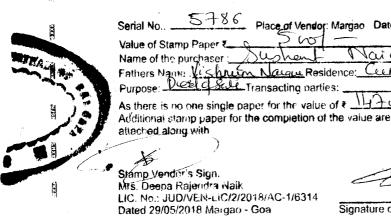
DEED OF SALE

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रत।NDIA **FIVE HUNDRED** ফ. 500 **RUPEES** Rs. 500 पाँच सौ रुपये INDIA NON JUDICIAL

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Signature of purchaser

DEED OF SALE

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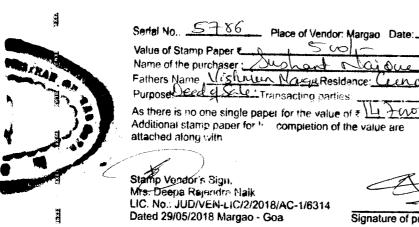
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Signature of purchaser

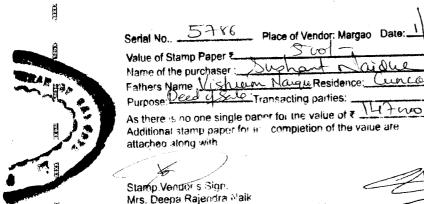
DEED OF SALE

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Shleywforael



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Stamp Vendor's Sign. Mrs. Deepa Rajendra Maik LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314 Dated 29/05/2018 Margao - Goa Signature of purchaser

DEED OF SALE

Somo

THIS DEED OF SALE AND CONVEYANCE is made at Margao, Salcete Goa, on this $\mathbf{6}^{\text{th}}$ day of November, 2019.

BY AND BETWEEN

ASHLEY ANTONIO MORAES, s/o Caiteaninho Feliciano Moraes, age 45 ars, service, married, Aadhar card No. 6221 9872 2495, Pan card Mobile No. 9822107778 and his wife;

2. Ms. RAVITA SERRAO, d/o Mr. Santaninho Camilo Serrao, age 36 years, advocate, Election Card No.IZP0327890, Pan card No. Mobile No. 9823656625, both r/o of H.No. 2127, Benclemwaddo Cuncolim, Salcete Goa, hereinafter referred to as "VENDORS" or the FIRST PARTY.

AND

MR. SUSHANT NAIQUE alias SUSHANT VISHNOO DESSAI, s/o Mr. Vishnum Naique, age 51 years, married, businessman, Aadhar card No. 3976 6065 5667, Pan Card No. Mobile No. 9552211168, r/o H.No. 798/1, Gotton, Cuncolim Salcete Goa 403703, hereinafter referred to as 'PURCHASER" or the SECOND PARTY.

All the parties hereto this Deed of Sale are Indian National.

The Parties namely the VENDORS and the PURCHASER shall which expression, unless repugnant to the context or the meaning- thereof, shall also be deemed to include his heirs, executors, successors, administrators and assigns.

WHEREAS there exist a part of property known as "PEDEA MOROD" also known as "MAICHEN CATTEN" or "MORODDA", admeasuring an area 500 sqmts, which was surveyed under survey No. 382/4 and which is Registered in the office of land Registration of Salcete under No. 9573 on back side of page 12 of New Series of Book No-B-25, situated the village Cuncolim within the Jurisdiction of Cuncolim Muncipal Council and bounded as Follows

East: by access

West: by Plot B of Joe Coutinho, Francisco Coutinho and Simon Coutinho.

North: by Plot A of Abel Coutinho

South: by Plot D. Herein after referred to as "SAID PLOT C"

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AND WHEREAS there exist a part of property known as "PEDEA MOROD" also known as "MAICHEN CATTEN" or "MORODDA", admeasuring an area 500 sqmts, which was surveyed under survey No. 382/4 and which is Registered in the office of land Registration of Salcete under No. 9573 on back side of page 12 of New Series of Book B-25, situated the village Cuncolim within the Jurisdiction of Cuncolim Muncipal cil and bounded as Follows

Past: by access

West: by Plot B of Joe Coutinho, Francisco Coutinho and Simon Coutinho.

North: by Plot C

South: by public road

Herein after referred to as "SAID PLOT D"

AND WHEREAS the SAID PLOT C & D originally belonged to Late Nazario Coutinho father/father-in-law of following Mr. Philip Coutinho, alias Filip Coutinho and his wife Mrs. Angela Philip Coutinho, Mrs. Carmine D'souza alias Carmine Coutinho, Mrs. Elveria Coutinho, and her husband Mr. Offilo Coutinho, Mrs. Bertha D'silva, Mrs. Alzira Serafina Souza alias Alzira Serafina Ana Rita De Souza alias Alzira Coutinho and grand children Mrs. Aiona Volvita Assel Valena Coutinho and her husband Mr. Pradeep R Almeida, Mrs. Anishiajoy Elfy Eusab Coutinho and her husband Mr. Domnic Savio Gomes who inherited the SAID PLOT C & D .

AND WHEREAS the SAID PLOT C was allotted to Mrs. Alzira Serafina Souza alias Alzira Serafina Ana Rita De Souza alias Alzira Coutinho by Deed of Partition dated 10/11/2008, Registered under No. 5506, pages 74 to 93, Book I, volume 3182, Registered before Sub-Registrar of Salcete Margao Goa and became the lawful owners of Plot C and her children/ son-in-law Mrs. Aiona Volvita Assel Valena Coutinho and her husband Mr. Pradeep R Almeida, Mrs. Anishiajoy Elfy Eusab Coutinho and her husband Mr. Domnic Savio Gomes. And also inherited by Deed of Sucession drawn on 26/11/2008, recorded in folio 36 V , Book No. 1532.

AND WHEREAS the SAID PLOT D was allotted to Mr. Philip Coutinho alias Filip Coutinho by Deed of Partition dated 10/11/2008, Registered under No. 5506, pages 74 to 93, Book I, volume 3182, Registered before Sub-Registrar of Salcete Margao Goa, Ashlyptoral -12and became the lawful owner of Plot D.

AND WHEREAS the SAID PLOT C was purchased by the VENDOR No. 1 by Agreement for Sale registered before Sub Registrar of Salcete under Registration No. 3508, at pages 239 to 257, Book No. I, Volume No. 3494, dated 11/8/2009 and thereafter by Deed of Sale Registered before Sub- Registrar of Salcete Registration SO-BK1-00331-2010, CD Number MGOD6, Book -1, dated 19/1/2010 and because the lawful owner of PLOT C.

registered before Sub Registrar of Salcete under Registration No. 3262, at pages 53 to 96, Book No.I, volume No. 3476, dated 28/7/2009 and became the lawful owner of PLOT D.

AND WHERREAS on purchase of SAID PLOT C &D, the VENDOR No. 1 became the lawful Owner of the of SAID PLOT C &D, thereafter the VENDOR No.1 filed suit for Partition of the SAID PLOT C &D from the survey No. 382/4 under Partition Case No. LRC/PART/725/2011-I before Dy. Collector & SDO of Salcete Margao Goa, and thereafter by Judgment and Order dated 30th August 2012 the Partition case was Confirmed and SAID PLOT C & D was allotted separate survey No. 382/4-A, which admeasures an area of 1000 sqmts, the SAI D PLOT C & D known as "MAICHEN CATTEN" or "MORODDA", admeasuring an area 1000 sqmts, which was surveyed under survey No. 382/4-A and which is Registered in the office of land Registration of Salcete under No. 9573, on back side of page 12 of New Series of Book No-B-25, situated the village Cuncolim within the Jurisdiction of Cuncolim Muncipal Council and bounded as Follows

East: by access/ Road, bearing survey No. 382/4.

West: by property bearing survey No. 382/4

North: by property bearing survey No. 382/4-B

South: by public road

Herein after referred to as "SAID PROPERTY" more particularly described in SCHEDULE I and marked in red on the Plan enclosed with this Deed of Sale.

AND WHEREAS the PURCHASER have verified and inspected the SAID PROPERTY and title documents of the SAID PROPERTY and is satisfied and wish to enter into DEED OF SALE with purchase the SAID PROPERTY.

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AND WHEREAS the VENDORS do expressly admit the sale without any pressure and coercion from whomsoever concern.

ANDVILLE EAS the VENDORS have agreed to sell and the PURCHASER has agreed to purch relative "SAID PROPERTY" for a total consideration of Rs. 49,00,000/- (Bugees Folly Nine Lakhs only).

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS;

In pursuance of the said Deed of Sale and in consideration that the PURCHASER paid to the VENDORS total amount of Rs. 49,00,000/- (Rupees Forty Nine Lakhs only), by RTGS with UTR No. CORPR22019103100595229 dated 31/10/2019, the receipt whereof the vendors hereby admit and acknowledge as having received and of the same and every part thereof, acquit, release and discharge the PURCHASER giving them full acquaintance of the amount received and for all legal purpose, the said VENDORS as legal owners and possessors do hereby convey, sell assign, grant, assure and confirm unto the PURCHASER all that SAID PROPERTY described in SCHEDULE I, with all the domain, right, interest, title, action privileges, appurtenances, whatsoever, along with all the paths, passages, access, easements, privileges, benefits and all and whatsoever existing in the SAID PROPERTY described in the SCHEDULE I, TO POSSES, TO HAVE, TO HOLD, TO USE AND TO ENJOY the same by the PURCHASER and by their heirs ,successors, legal representatives, executors, administrators, assigns ,absolutely and forever free from all encumbrances ,charges, liens, whatsoever in the manner aforesaid.

- 1. The VENDORS covenant with the PURCHASER as follows
 - a) That the VENDORS have good right, full power and absolute authority to sell the said SAID PROPERTY to the PURCHASER.
 - b) The VENDORS have clear and marketable title over the SAID PROPERTY hereby sold and the same is free from encumbrance.
 - c) The VENDORS have not agreed to sell the SAID PROPERTY to any third party.
 - d) There are no litigations pending in any Court of law regarding the SAID PROPERTY.

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- e) The SAID PROPERTY or any part thereof is not the subject matter of any Land Acquisition proceedings.
- No person is claiming any right or interest in the SAID PROPERTY.

the SAID PROPERTY is not the subject matter of any attachment proceedings arising out of any Court or under any State or Central Covernment proceedings.

- 2. The PURCHASER hereafter peaceably and quietly, hold, use and enjoy the SAID PROPERTY as their own property without an interruption or disturbance, claim or demand on the part of the VENDORS or any other person/s claiming through or under them.
- 3. The PURCHASER has thoroughly verified and inspected the SAID PROPERTY well as the title documents before purchasing the ownership title of the VENDORS., however, in case the PURCHASER is deprived of their right to enjoy the SAID PROPERTY due to any defect in the ownership title of the VENDORS undertake to indemnify them for any damages that they may suffer on that account.
- 4. The VENDORS finally covenant with the PURCHASER that they shall at the cost of the PURCHASER do or execute or cause to be done or executed all such lawful things, matter for further and more perfectly conveying and assuring the SAID PROPERTY hereby conveyed or every part thereof as also placing the PURCHASER in possession of the same accordingly to the true intent and meaning of this Deed as shall or may be reasonably required.
- 5. The PURCHASER shall be entitled to cause mutation of the SAID PROPERTY and entering his name and deleting the VENDOR no. 1 name from Form I & XIV by virtue of this Deed of Sale.
- 6. In pursuance to the notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, the VENDORS declares that the subject matter of this sale does not belong nor owned by Schedule Castes or Schedule Tribes and such the previous sanction of the Collector- South Goa, District Margao, is not required for registering the present Deed of Sale. -15-

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7. The necessary permission from the TCP is not required as the SAID PROPERTY sold is Partitioned and entire partitioned property is hereby sold in this Deed of Sale.

the market value of the SAID PROPERTY is Rs. 49,00,000/- (Rs. Forty Nine only), the necessary Stamp Duty and Registration fees are paid by the UCHASER in this Deed of Sale.

SCHEDULE I ("SAID PROPERTY") SOLD

The property known as "PEDEA MOROD" also known as "MAICHEN CATTEN" or "MORODDA", property totally admeasuring 1000 square meters forming part of the property surveyed under No. 382/4-A, which is Registered in the office of land Registration of Salcete under No. 9573, on back side of page 12 of New Series of Book No-B-25, situated the village Cuncolim within the Jurisdiction of Cuncolim Municipal Council and bounded as Follows;

East: by access/ Road bearing survey No. 382/4.

West: by property bearing survey No. 382/4

North: by property bearing survey No. 382/4-B

South: by public road

Marked in red on the Plan annexed with this Deed of sale

IN WITNESS WHERE OF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

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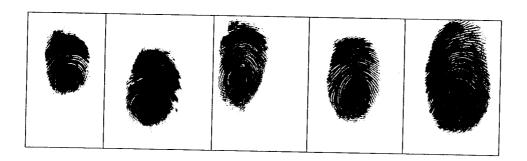
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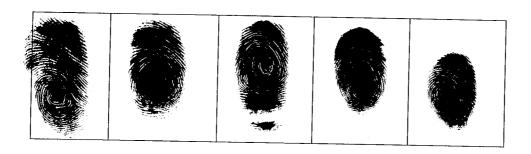


(Mr. ASHLEY ANTONIO MORAES)

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



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SIGNED SEALED AND DELIVERED

By within named VENDOR No. 2:

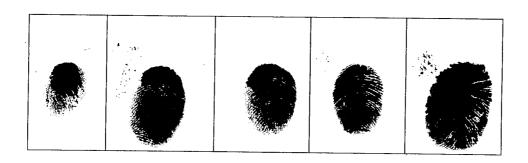


Ravita Sevias

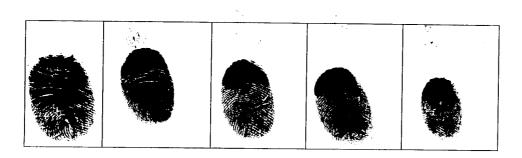


(MS. RAVITA SERRAO)

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



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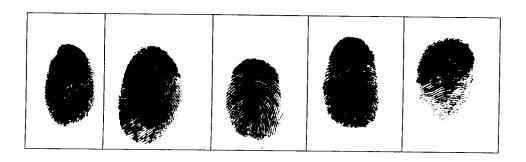


Aliau SUBHANT VISHNOODES

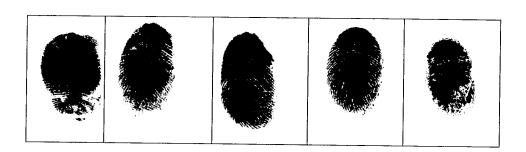


(MR. SUSHANT NAIQUE alias SUSHANT VISHNOO DESSAI)

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



WITNESSES

1.**Mr. Satish Vinayak Madkaiker**, S/o Late Vinayak Madkaiker Age 46 years, Married, Businessman, Aadhar Card No. 588019494071, Mobile No. 9822985628, R/o H.No. 2145, Benclemvaddo Cuncolim, Salcette, Goa, 403703.

2. **Mr. Meghnath Vidhyadhar Lotlikar**, s/o Vidhyadhar Lotlikar, age **5**1 years, married, service, Aadhar Card No. 2939 4424 4396, Mobile No. 9139974232, R/o H.No. 339, Dandora, Cuncolim, Salcete Goa, 403703.

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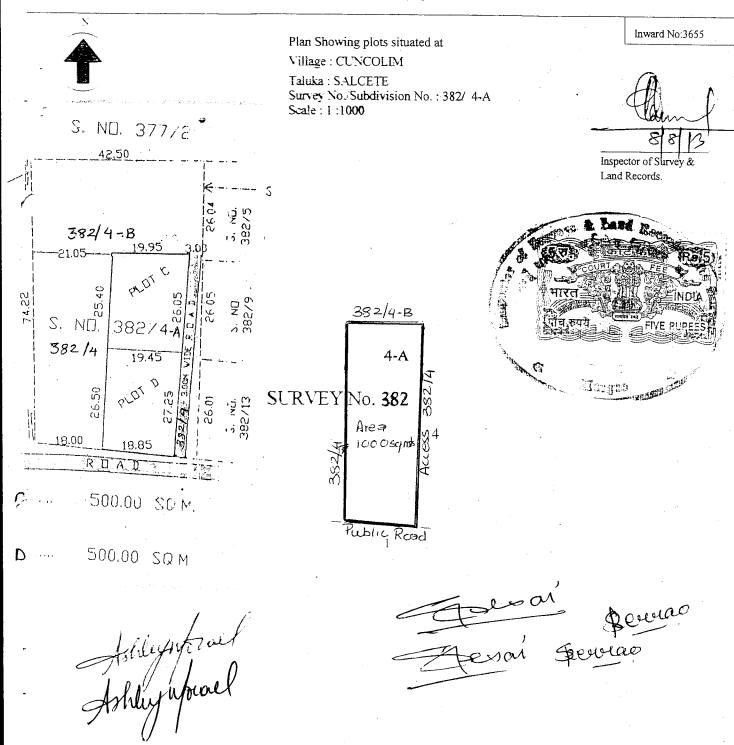
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GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records

MARGAO - GOA



Generated By : P. V. FAL DESSAL

On: 07-08-2013



Government of Goa Document Registration Summary 2

Öffice of the Civil Registrar-cum-Sub Registrar, Salcete

Prime Date & Time: -06-Nov-2019 10:11:15 am

Document Serial Number: - 2019-MGO-3298

Presented at 10:11:43 am on 06-Nov-2019 in the office of the Office of the Civil Registrar-cum-Sub

Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	147000
2	Registration Fee	98000
3	Mutation Fees	1000
4	Processing Fee	440
	Total	246440

Stamp Duty Required: 147000

Stamp Duty Paid: 147000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUSHANT NAIQUE Alias SUSHANT VISHNOO DESSAI, S/o - D/o Vishnum Naique Age: 51, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - HNo 798-1 Cuncolim, Address2 -, PAN No.			Jesan'

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHLEY ANTONIO MORAES, S/o - D/o Caiteaninho Feliciano Moraes Age: 45, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - Benclemvaddo, Address2 - , PAN No.:			Johnshood
2	RAVITA SERRAO ,S/o - D/o Santaninho Camilo Serrao Age: 36, Marital Status: Married ,Gender:Female,Occupation: Advocate, Address1 - Benclemvaddo, Address2 - , PAN No.:			Bonne

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SUSHANT NAIQUE Alias SUSHANT VISHNOO DESSAI, S/o - D/o Vishnum Naique Age: 51, Parital Status: Married ,Gender:Male,Occupation: Bushess, Andress1 - HNo 798-1 Cuncolim, Address2 - , PAN No.:			desai

Witness:

I/W individually coectively recognize the Vendor, Purchaser,

Sr.NQ	Party Name and Address	Photo	Thumb	Signature
1	Satish Vinayak Madkaikar, 46 , ,9822985628 ,cuncolikar@gmail.com ,Business , Marital status : Married 403703, Benclemvaddo, Benclemvaddo Cuncolim, Salcete, SouthGoa, Goa	-		backaikar
2	Megnath Vidhyadhar Lotlikar, 41 , ,9139974232 ,cuncolikar@gmail.com ,Service , Marital status : Married 403703, Dandora Cuncolim, Dandora Cuncolim Cuncolim, Salcete, SouthGoa, Goa			ulo War.

Sub Registrar

CUM

REGERATION

Book :- 1 Document

Registration Number :- MGO-1-3192-2019

Date: 06-Nov-2019

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

— CUM --

- REGISTRAS



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اه محمد نا	Person holding rights arr धारण करणा-याचे नांव व हर	Jetail	s of Croppe	d Area f	पेकाखालील gated	न क्षेत्राच Unirriga	ना तापशील ated Land not Ava cultivation न	ailable for गपिक जमीन	irrigation	Rema शेरा
اه محمد نا	Person holding rights का धारण करणा-याचे नांच व हर Name of the	Detail	s of Croppe	1 1119	पेकाखालील gated गायन	ा क्षेत्राच Unirriga जिरायत	cultivation =	nपिक जमीन Area क्षेत्र	irrigation सिंचनांचा	i i
Name of इत्तर हक्क	Person holding rights का धारण करणा-याचे नांच व हर Name of the Cultivator	Detail	s of Croppe eason Name सम of Crop	, वार	गायत	l.	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	i i
Name of इसर हक्क	Person holding rights का धारण करणा-याचे नांच व हर Name of the	Detail	s of Croppe	्राग् नांव _{Ha}	galeu	जिसायत	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	i i
Name of इसर हक्क	Person holding rights का ध्रारण करणा-याचे नांच व हर Name of the Cultivator लागण करणा-याचे नांच	Detail	s of Croppe eason Name सम of Crop	्राग् नांव _{Ha}	गायत Ars.Sq.Mis	जिसायत Ha.Ars.S	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	į.
Name of इसर हक्क	Person holding rights का धारण करणा-याचे नांच व हर Name of the Cultivator लागण करणा-याचे	Detail	s of Croppe eason Name सम of Crop	ाता वान तांव Ha हे.	गायत Ars.Sq.Mts आर. चो. मी.	जिसायत Ha.Ars.S हे. आर. च	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	शेरा
Name of इसर हक्क Year	Person holding rights an धारण करणा-याचे नांव व हर Name of the Cultivator लागण करणा-याचे नांव	Detail Mode Se रीत मी	S of Croppe eason Name सम of Crop पिकाचे र	्रात्व तांव Ha हे.	गायत Ars.Sq.Mts आर. ची. मी.	जिसायत Ha.Ars.S हे. आर. च	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	į.
Name of इसर हक्क Year	Person holding rights an धारण करणा-याचे नांव व हर Name of the Cultivator लागण करणा-याचे नांव	Detail Mode Se रीत मी	S of Croppe eason Name सम of Crop पिकाचे र	्रात्व तांव Ha हे.	गायत Ars.Sq.Mts आर. ची. मी.	जिसायत Ha.Ars.S हे. आर. च	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	शेरा
Name of इसर हक्क Year	Person holding rights का ध्रारण करणा-याचे नांच व हर Name of the Cultivator लागण करणा-याचे नांच	Detail Mode Se रीत मी	S of Croppe eason Name सम of Crop पिकाचे र	्रात्व तांव Ha हे.	गायत Ars.Sq.Mts आर. ची. मी.	जिसायत Ha.Ars.S हे. आर. च	cultivation = Nature प्रकार ग्रे. मी.	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	शेरा
Name of इसर हक्क Year	Person holding rights an धारण करणा-याचे नांव व हर Name of the Cultivator लागण करणा-याचे नांव	Detail Mode Se रीत मी	S of Croppe eason Name सम of Crop पिकाचे र	्रात्व तांव Ha हे.	गायत Ars.Sq.Mts आर. ची. मी.	जिसायत Ha.Ars.S हे. आर. च	cultivation = Nature	ापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts	irrigation सिंचनांचा प्रारि	



GOVERNMENT OF GOA

Directorate of Settlement and Land Records Office of Inspector of Survey and Land Records

MARGAO - GOA

Plan Showing plots situated at

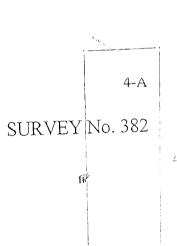
Village: CUNCOLIM Taluka: SALCETE

Survey No./Subdivision No.: 382/ 4-A

Scale: 1:1000

Inward No:3655

Inspector of Survey & Land Records





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