

Phone No:
Sold To/Issued To:
Harish Arora
For Whom/ID Proof:
Pan



AUG-21-2024 13:31:00

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For CITIZENCREDIT™
CO-OP. BANK LTD.

Harish Arora
Authorised Signatory



2024. Bel - 14646
27/8/24

DEED OF SALE



Harish Arora

FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

[Signature]
PROPRIETOR

This Deed of Sale is made and executed at Mapusa, Bardez, Goa, on this 21st day of the month of August of the year 2024 (21/08/2024).

BETWEEN

THE GOA SALESIAN SOCIETY (PAN NO.AAATT4929P), a Charitable Society registered under Reg No.386/73, having its registered address at Don Bosco Provincial House, Goa University P.O., Odxel-Goa-403206 represented by its Chairman cum Provincial **FR. FRANCIS SILVEIRA**, son of Fidelis Silveira, aged 59 years, bachelor, Priest, holder of PAN Card No [REDACTED], Aadhaar Card No. [REDACTED], Mob No. [REDACTED], Indian National and resident of 412, St. Estevam VTC Jua, PO Sant Estevam, Tiswadi, North Goa, appointed by Resolution dated 20/08/2024, hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, legal representatives, executors, administrators and assigns) of the ONE PART,

AND

MR. HARISH ARORA, son of Mr. Khilla Ram Arora, aged 49 years, married business, holder of PAN Card No [REDACTED], Aadhaar Card No [REDACTED], Mob No. [REDACTED], Indian National and resident of H. No.B-2/141, Second Floor, Safdarjung Enclave, South West Delhi, Delhi 110029,

MR. ARUN CHOUDHARY, son of Mr. Paras Ram, aged 50 years, business, married, holding PAN No [REDACTED], Aadhar Card bearing No [REDACTED], Mob No [REDACTED], Indian National, residing at B-2/157, VTC, Safdarjung Enclave S.O., District South West Delhi, State Delhi 110029, herein after referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors representatives, executors, administrators and assigns) of the SECOND PART.



FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

[Signature]
PROPRIETOR



AND

M/S MANNAT INFRA DEVELOPERS & CONTRACTORS, having Office at 115, First Floor, Gera Imperium-II, EDC, Patto Plaza, Panaji, Goa, represented by its Sole Proprietor **MR. ABDUL GAFOOR**, son of Mr. Mohammed Haji, aged 41 years, married, business, holder of PAN Card No. _____, Aadhaar Card No. _____ Mob No _____, Indian National and resident of Flat No.A-2/F-2, Milrock Retreat, Ribandar, Ilhas, Goa, herein after referred to as the **"CONFIRMING PARTY"** (which expression shall include his heirs, successors, legal representatives and assigns) as part of the **THIRD PART**.

WHEREAS there exists all that property named **"QUEREM"** or **"MARODO"** also known as **"PASTAVADDO"** bearing Survey No.30 Sub Division No.6, situated at Nigvaddo of the Village and parish of Saligao admeasuring 5425 sq mts, wherein there exists a house registered in the Records of the Village Panchayat of Saligao under No.8/93, situated at Village Saligao and described in the Land Registration Office of Bardez under three Description Numbers, namely (i) Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription, (ii) Description No.10470 at Folio 127 reverse of Book B 27 and enrolled in the Taluka Revenue Office under No.14 of First Circumscription and (iii) Description No.9216 at folio 87 of Book B-24 and enrolled in the Taluka Revenue Office under No.13 and bounded On the East: By the property bearing Survey No.30/3 and road; On the West: By property bearing Survey No.29/4; On the North: By property bearing Survey No.30/1 & 30/3; and On the South: By property bearing Survey No.30/7, 30/8, 30/9 and road; hereinafter referred to as **"THE SAID LARGER PROPERTY"**.

AND WHEREAS the property known as **"MORODD"** described in the Land Registration Office of Bardez under Description No.9412 of Book B-24 and



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
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 PROPRIETOR

enrolled in the Taluka Revenue Office under No.5 of First Circumscription is found inscribed in the Land Registration Office under Inscription No.5897 in favour of Jose Feliciano D'Souza having purchased the same by a Public Deed dated 06/10/1900 drawn up at page 59v of Book 47 of Notary Public Joao Cupertino de Caridade Frias from Maria Libania Pereira D'Souza, widow of Pascoal Saldanha.

AND WHEREAS the property known as "**PASTAVADDO**" described in the Land Registration Office of Bardez under Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription is found inscribed under Inscription No.6671 and 6765 in the name of the said Jose Feliciano D'Souza. The Inscription Certificate bearing No.6671 records that one half of the larger property 10470 is inscribed in the name of Jose Feliciano D'Souza for the same having been purchased by the said Jose Feliciano D'Souza from Pedro Antonio D'Costa and his wife Ana Verediana de Mathias by an Instrument dated 29/09/1902. The Certificate of Inscription bearing No.6765 records that the other half of the property described in the Land Registration Office under No.10470 is inscribed in the name of Jose Feliciano D'Souza and the same was purchased by him from Maria Santana D'Souza and Maria Felicia de Sequeira.

AND WHEREAS the property known as '**MOROD**' described under Description No.9216 at Folio 87 of Book B-24 and enrolled in the Revenue Office under No.13 of First Circumscription is found inscribed in favour of Jose Feliciano D'Souza, under Inscription No.5865, the same having been purchased by the said Jose Feliciano D'Souza from Antonio Xavier Raymond D'Mello as such the said Jose Feliciano D'Souza became the absolute owner of the said property bearing Survey No.30/6, which comprises of three description numbers.



FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
PROPRIETOR

AND WHEREAS the said Jose Feliciano D'Souza was married to Maria Eulalia Fernandes or Marequinha Fernandes also known as Ana Graca Eulalia Fernandes.

AND WHEREAS the said Jose Feliciano D'Souza expired on 21/12/1937 and the said Maria Eulalia Fernandes expired on 01/06/1963, without any will or disposition of their last wish leaving behind their following children as their sole and universal heirs, namely

- a. Dr. Jose Florencio Eustaquio de Sousa married to Ana Filomena Cordai da Gama;
- b. Arsenia Visitacao Valdemira de Sousa married to Patricinio Jose Soares;
- c. Jeronimo Caetano do Rosario Sousa; and
- d. Maria Ludovina Irene de Sousa alias Maria Irene Ludovina de Sousa married to Carlos Margarino de Sousa.



AND WHEREAS by a Deed of Assignment of Undivided Rights to the Inheritance, Succession and Partition dated 28/04/1965, drawn at page 86 of Book 672 of the then Notary Antonio Jose Joao Francisco Pinto de Menezes, the said Arsenia Visitacao Valdemira de Sousa and her husband Patricinio Jose Soares and Maria Ludovina Irene de Sousa alias Maria Irene Ludovina de Sousa and her husband Carlos Margarino de Sousa, assigned their rights in respect of the said property described under No.9412, 10470 and 9216 in favour of Dr. Jose Florencio Eustaquio de Sousa and Fr. Jeronimo Caetano do Rosario e Sousa.

AND WHEREAS the name of said Dr. Jose Florencio E. D'Souza is seen recorded as Occupant in the Occupants Column of Manual Form I and XIV, Form III (Index of Land) and Form IX of the property surveyed under Survey No.30/6.



FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

 PROPRIETOR



AND WHEREAS the said Dr. Jose Florencio Eustaquio de Sousa was married to Ana Filomena Cordai da Gama e Sousa. The said Dr. Jose Florencio Eustaquio de Sousa expired on 02/04/1974 and the said Ana Filomena Cordai da Gama e Sousa also expired on 22/11/1991, without any will or disposition of their last wish, leaving behind their following children as their sole and universal heirs, namely

- A. Maria Angela Ida de Sousa e Lobo married to Phillip Lobo;
- B. Fr. Jose Armando Augusto Churchill da Gama e Sousa,
- C. Mrs. Maria Aurea Margarida Cristalina da Gama Sousa e Pinto married to Dr. Luino Pinto;
- D. Sr. Maria Ida Ligia da Gama e Sousa also known as Sr. Mary Linda;
- E. Maria Flavia Elizabeth da Gama e Sousa;
- F. Jose Feleciano Agnelo Elizeu Filomeno da Gama e Sousa married to Antonieta Ribeiro e Sousa.



AND WHEREAS the said Fr. Jeronimo Caetano do Rosario e Sousa, who acquired half share in the said larger property expired on 12/08/1992, without leaving any lineal descendants but left a Will dated 14/03/1991, recorded at page 51 overleaf of Book 81 in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, whereby he bequeathed the said larger property to his nieces Maria Aurea Margarida Cristalina da Gama Sousa e Pinto and Maria Flavia Elizabeth da Gama e Sousa.

AND WHEREAS the said Dr. Luino Pinto expired leaving behind his widow the said Mrs. Maria Aurea Margarida Cristalina da Gama Sousa e Pinto and the following children as their sole and universal heirs: -

- a. Mrs. Maria Silvia Adelaide Pinto married to Reginaldo Alexander Dias;
- b. Mr. Augusto Brian Charles Pinto married to Mrs. Judy Irene Pinto;
- c. Mr. Basil Edwin Martin Pinto married to Mrs. Angela Fernandes Pinto;
- d. Mr. Cyril Allan Socorro Pinto married to Mr. Charles Pinto



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
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 PROPRIETOR

AND WHEREAS by a Deed of Gratuitous Relinquishment of Illiquid Rights and Qualification of Heirs dated 28/08/2003, registered in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio Panaji, under No.413 of Book 679, the other heirs of late Dr. Jose Florencio Eustaquio de Souza and heirs of Fr. Jeronimo Caetano do Rosario Sousa who are parties to the said Deed of Succession and Relinquishment dated 28/08/2003, inter alia relinquished and/or renounced their illiquid and undivided rights, title and interest in the estate left behind by late Dr. Jose Florencio Eustaquio de Souza and late Fr. Jeronimo Caetano do Rosario Sousa in favour of Jose Feleciano Agnelo Elizeu Filomeno da Gama e Sousa, Fr. Jose Armando Augusto Churchill da Gama e Sousa and Maria Flavia Elizabeth da Gama e Sousa as such Jose Feleciano Agnelo Elizeu Filomeno da Gama e Sousa, Fr. Jose Armando Augusto Churchill da Gama e Sousa and Maria Flavia Elizabeth da Gama e Sousa, became the absolute owners of the larger property along with the house existing therein.



AND WHEREAS the Said Property along with the house existing therein has been looked after, taken care and maintained and conserved by Jose Feleciano Agnelo Elizeu Filomena da Gama e Sousa, since the year 1958 and also by his wife Antonieta Ribeiro since the year 1971 at their own cost and expenses.

AND WHEREAS a part of the said property was occupied and enjoyed by one Shri Augustine Eustace Souza.

AND WHEREAS vide Deed of Sale dated 18/04/2007 executed before the Office of the Sub Registrar of Mapusa, Bardez, Goa and registered under Reg No.2087 of Book No.I Vol No.2093 dated 23/04/2007, Mr. Jose Feleciano Agnelo Elizeu Filomeno Da Gama e Souza alias Jos Feleciano De Souza and



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
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PROPRIETOR

his wife Antonieta Ribeiro e Souza, Maria Flavia Elizabeth da Gama e Sousa alias Flavia Sousa and Fr. Jose Armando Augusto Churchill Da Gama E Sousa alias Fr. Armando De Sousa sold portion of the said property admeasuring an area of 4000 sq mts out of the total area admeasuring 5425 sq mts to Dr. Anil Seal.

AND WHEREAS the said Maria Flavia Elizabeth da Gama e Sousa alias Flavia Sousa expired in the status of spinster, leaving the said Mr. Jose Feleciano Agnelo Elizeu Filomeno Da Gama e Souza alias Jos Feleciano De Souza and his wife Antonieta Ribeiro e Souza, and Fr. Jose Armando Augusto Churchill Da Gama E Sousa alias Fr. Armando De Sousa as her only heirs and successors.

AND WHEREAS No Succession Deed is required on the death of said Maria Flavia Elizabeth da Gama e Sousa alias Flavia Sousa as the heirship stands already proved in Deed of Succession and Relinquishment dated 28/08/2003.

AND WHEREAS vide Deed of Gift dated 20/06/2019 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-2793-2019 dated 29/08/2019, Mr. Augustine Eustace Souza, unmarried as the Donor along with Mr. Jose Feliciano D'Souza, Mrs. Antonieta Ribeiro D'Souza and Fr. Jose Armando Augusto Churchill Da Gama E Souza alias Armando D'Souza alias Jose Armando D'Souza as Confirming Party gifted the remaining portion of the property admeasuring an area of 1434 sq mts, hereinafter referred to as the '**SAID PROPERTY**' and which property is more particularly described in the **SCHEDULE** appearing herein under to Goa Salesian Society, a Charitable Society as the Donee, i.e. the Vendor herein.



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
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PROPRIETOR

AND WHEREAS by virtue of the above said Deed of Gift dated 20/06/2019 said Goa Salesian Society, i.e. the Vendor herein became the absolute owner in possession of the said property admeasuring an area of 1434 sq mts, more particularly described in the **SCHEDULE** appearing herein under.

AND WHEREAS the said area admeasuring 1434 sq mts came to be partitioned and has been allotted a separate Sub Division No.6-A by virtue of Order dated 20/12/2023 passed by the Inspector of Survey and Land Records, Mapusa, Bardez, Goa under Case No.PIBAR11-23/1568.

AND WHEREAS the said property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao stands mutated in the name of Goan Salesian Society, i.e. the Vendor herein.

AND WHEREAS by Memorandum of Understanding dated 12/02/2024 before Notary Advocate U. R. Timble at Panaji registered under Serial No.261 on 14/02/2024, said The Goa Salesian Society, a Charitable Society, i.e. the Vendor herein, represented by its Chairman cum Provincial Fr. Francis Silveira, appointed by Resolution dated 14/06/2019 as Party of the First Part has agreed to sell the said property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao, more particularly described in the **SCHEDULE** appearing herein under to M/s Mannat Infra Developers & Contractors, having its Office at 115, First Floor, Gera Imperium II, EDC Patto Plaza, Panaji, represented by its Sole Proprietor Mr. Abdul Gafoor as Party of the Second Part, i.e. the **CONFIRMING PARTY** herein.

AND WHEREAS Conversion Sanad dated 27/03/2024 under Ref No.4/70/CNV/AC-III/2024/517 has been issued by the Office of the Additional Collector III, North Goa District, Mapusa, Goa in respect of the



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

 PROPRIETOR

said property admeasuring 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao.

AND WHEREAS the **VENDORS/CONFIRMING PARTY** have now agreed to sell all that property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao forming portion of the property named "**QUEREM**" or "**MARODO**" also known as "**PASTAVADDO**" situated at Nigvaddo of the Village and Parish of Saligao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, more particularly described in the **SCHEDULE** appearing herein under to the **PURCHASERS** herein for a total consideration of Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) and the **PURCHASERS** have agreed to purchase the same.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance with said agreement and in consideration of the said sum of Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) paid by the **PURCHASERS** to the **VENDORS/CONFIRMING PARTY** by 1. Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) by Cheque bearing No. 218347 dated 04/07/2024 drawn on Central Bank of India in favour of the **VENDORS** 2. Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) by Cheque bearing No. 203791 dated 04/07/2024 drawn on Central Bank of India in favour of the **VENDORS** 3. Rs. 11,00,000/- (Rupees Eleven Lakhs Only) by Cheque bearing No. 218346 dated 02/07/2024 drawn on Central Bank of India in favour of the **CONFIRMING PARTY**, 4. Rs. 11,00,000/- (Rupees Eleven Lakhs Only) by cheque bearing No. 203790 dated 02/07/2024 drawn on Central Bank of India In favour of the **CONFIRMING PARTY**, 5. Rs. 29,55,000/- (Rupees Twenty Nine Lakhs Fifty Five Thousand Only) by virtue of Bank Transfer bearing UTR No. CBINR52024082310013172 drawn on Central Bank of India in favour of the **VENDORS**, 6. Rs. 29,55,000/- (Rupees Twenty Nine Lakhs Fifty Five Thousand Only) by virtue of Bank Transfer bearing UTR No.



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

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PROPRIETOR

CBINR52024082310015207 drawn on Central Bank of India in favour of the **VENDORS**, 7. Rs. 28,60,000/- (Rupees Twenty Eight Lakhs Sixty Thousand Only) by virtue of RTGS dated 27/08/2024 bearing UTR No. CBINR52024082610000903 drawn on Central Bank of India in favour of **CONFIRMING PARTY** 8. Rs. 28,60,000/- (Rupees Twenty Eight Lakhs Sixty Thousand Only) by virtue of RTGS dated 27/08/2024 bearing UTR No. CBINR52024082610000844 drawn on Central Bank of India in favour of **CONFIRMING PARTY** 9. Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only) towards 1% TDS in favour of the **VENDORS & CONFIRMING PARTY** drawn on Central Bank of India on 20/08/2024 and 23/08/2024, which total consideration the **VENDORS/CONFIRMING PARTY** does hereby admit and acknowledge to have received and acquit and completely discharge the **PURCHASERS** forever from such payment and from every part of it, the **VENDORS/CONFIRMING** having received the total consideration of all that property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao forming portion of the property named "**QUEREM**" or "**MARODO**" also known as "**PASTAVADDO**" situated at Nigvaddo of the Village and Parish of Saligao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, more particularly described in the **SCHEDULE** appearing herein under, do here by present, grant, transfer, convey, sell, assign, relinquish and assure **UNTO AND IN FAVOUR AND TO THE USE OF THE PURCHASERS** the **SAID PROPERTY**, more described in **SCHEDULE** written herein below and every part thereof and benefit **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the **PURCHASERS** absolutely and forever as sole and absolute owners thereof.

2. AND THE VENDORS/CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASERS THAT:



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

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PROPRIETOR

(a) The **VENDORS/CONFIRMING PARTY** does hereby covenant that they have in themselves good title, full power and absolute authority to transfer and convey by way of sale all that property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao forming portion of the property named "**QUEREM**" or "**MARODO**" also known as "**PASTAVADDO**" situated at Nigvaddo of the Village and Parish of Saligao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, more particularly described in the **SCHEDULE** appearing herein under, which property is free from any encumbrances or any other person or persons having any right or any obligation therein and shall have harmless and keep indemnified the **PURCHASERS** from and against all losses, costs and expenses which they may sustain or incur by reason of any lawful claim or demand being made by anybody/person to the **SAID PROPERTY** or if the **PURCHASERS** cannot enjoy the **saïd PROPERTY** according to the true intent and meaning of this deed and the **VENDORS** shall compensate the **PURCHASERS**.



(b) The **SAID PROPERTY** hereby sold shall be quietly entered upon, occupy or possessed and held and enjoy the profits received therefrom by the **PURCHASERS** without any interruption or disturbance from the **VENDORS/CONFIRMING PARTY** or their successors/representatives if any or any person or persons claiming through or under him and without any lawful interruption and disturbance by any other person/s whomsoever.

(c) The **VENDORS/CONFIRMING PARTY** have no claim/interest of whatsoever nature on the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under, upon signing of the present Deed and the **PURCHASERS** shall be the exclusive owners thereof.

(d) The **VENDORS/CONFIRMING PARTY** shall and will from time to time and all times hereafter at the cost and request of the **PURCHASERS** do or execute Deed of Rectification/Ratification etc and cause to be done and



FOR MANNAT INERA DEVELOPERS & CONTRACTORS

[Signature]
PROPRIETOR



executed all such further acts, deeds, things, conveyance and assurance in law whatsoever for the better and more perfectly conveying, securing, possessing and enjoying the **SAID PROPERTY**, more particularly described in the **SCHEDULE** appearing herein under, to the use of the **PURCHASERS** in the aforesaid manner.

(e) The said the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under hereby sold is free from any and all encumbrances, items, acquisitions, charges, agreements, attachments, lispendens or any responsibilities and therefore the **VENDORS/CONFIRMING PARTY** does hereby undertake to compensate the **PURCHASERS** in case of any claims raised by any third parties.

(f) The **VENDORS/CONFIRMING PARTY** hereby indemnifies the **PURCHASERS** against any legal dispute/legal defect/previous financial dealings in the said property. In case of any legal dispute in future, the **VENDORS/CONFIRMING PARTY** shall compensate the **PURCHASERS** from any loss incurred by the **PURCHASERS** at the then prevailing market rate.

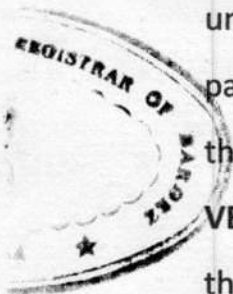
(g) The **VENDORS/CONFIRMING PARTY** further warranties the **PURCHASERS** that there are no arrears of any tax payable to the Government or any other authority in respect or relating to the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under, conveyed under these presents and if the **PURCHASERS** are compelled to make or makes any payment towards any arrears of Government tax or any other charges, dues before the possession of the **SAID PROPERTY** by the **PURCHASERS** under these presents, the **VENDORS/CONFIRMING PARTY** shall be bound to indemnify and compensate the **PURCHASERS** for the same and every part thereof.



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
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 PROPRIETOR

- (h) That the **VENDORS/CONFIRMING PARTY** have not created any other rights and/or encumbrances, claim, lien or charges upon and to the **SAID PROPERTY** nor is the **SAID PROPERTY** the subject matter of any lis pendens or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against it and undertake to remove any such encumbrance or defect, if existing over the **SAID PROPERTY**, more particularly described in the **SCHEDULE** appearing herein under.
- (i) That the Title of the **VENDORS** with regards to the **SAID PROPERTY**, more particularly described in the **SCHEDULE** appearing herein under is absolute clear, valid and marketable and is subsisting and the **VENDORS** are lawfully entitled to sell and alienate the same.
- (j) The **VENDORS/CONFIRMING PARTY** have today put the **PURCHASERS** in unconditional exclusive peaceful possession of the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under to be held by the **PURCHASERS** without any harm or hindrance from the **VENDORS/CONFIRMING PARTY** and or any other person/s claiming through the **VENDORS/CONFIRMING PARTY**.
- (k) The **SCHEDULE PROPERTY** stands hereby fully conveyed, transferred, assured and assigned unto the **PURCHASERS** absolutely and forever, free from all encumbrances. The **VENDORS/CONFIRMING PARTY** declares that with effect from the date of execution of this Deed, the ownership, possession and title of the **SCHEDULE PROPERTY** completely vests in the **PURCHASERS**.
- (l) The **VENDORS/CONFIRMING PARTY** has No Objection for the **PURCHASERS** to get their names entered in the Survey records by way of mutation.



FOR MANNAT INFRA DEVELOPERS & CONTRACTORS
 PROPRIETOR

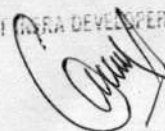
- (m) The **CONFIRMING PARTY** is a non goan and hence not bound by the Law of Communion of Assets, hence his spouse is not made a party to this Deed.
- (n) The market value of the **SAID PROPERTY**, more particularly described in the **SCHEDULE** appearing herein under is Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs Only). Stamp duty, registration and charges payable on this Deed have been paid by the **PURCHASERS**.
- (o) The **VENDORS/CONFIRMING PARTY** and the **PURCHASERS** hereby declare that the property in transaction do not belong to Schedule Caste/Schedule Tribe pursuant to the notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE

(Description of the Property hereby sold)

All that property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao forming portion of the property named "QUEREM" or "MARODO" also known as "PASTAVADDO" bearing Survey No.30 Sub Division No.6, situated at Nigvaddo of the Village and Parish of Saligao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, admeasuring 5425 sq mts, described in the Land Registration Office of Bardez under three Description Numbers, namely (i) Description No.9412 of Book B-24 and enrolled in the Taluka Revenue Office under No.5 of First Circumscription, (ii) Description No.10470 at Folio 127 reverse of Book B 27 and enrolled in the Taluka Revenue Office under No.14 of First Circumscription and (iii) Description No.9216 at folio 87 of Book B-24 and enrolled in the Taluka Revenue Office under No.13.



FOR MANHAT PRA DEVELOPERS & CONTRACTORS

 PROPRIETOR

The said property admeasuring an area of 1434 sq mts surveyed under Survey No.30/6-A of Village Saligao is bounded as under: -

East: By the remaining property bearing Survey No.30/6 sold to Dr. Anil Seal;

West: By property bearing Survey Nos.29/1 and 29/4;

North: By the property bearing Survey No.29/1; and

South: By public road.

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



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FOR MANNAT INFRA-DEVELOPERS & CONTRACTORS

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PROPRIETOR





Signed and Delivered

By the VENDORS:



(FR. FRANCIS SILVEIRA)

For The Goa Salesian Society

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LHFI	RHFI



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

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PROPRIETOR



Signed and Delivered

By the **PURCHASERS:**

(MR. HARISH ARORA)

LHFI	RHFI



FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

PROPRIETOR

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(MR. ARUN CHOUDHARY)

[Handwritten Signature]

LHFI	RHFI



FOR MANPAT INFRA DEVELOPERS & CONTRACTORS

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PROPRIETOR

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Signed and Delivered

By the **CONFIRMING PARTY:**

FOR MANNAT INFRA-DEVELOPERS & CONTRACTORS


 PROPRIETOR
**(MR. ABDUL GAFOOR)****SOLE PROPRIETOR****M/S MANNAT INFRA DEVELOPERS &
CONTRACTORS****LHFI****RHFI**

 REGISTRAR OF BANKS

FOR MANNAT INFRA DEVELOPERS & CONTRACTORS


 PROPRIETOR


WITNESSES:**1. Name:** Mr. Dixon K. S.**Fathers Name:** Late K. J. Sebastian**Age:** 39 years**Marital Status:** Married**Occupation:** Business**Address:** Flat No. A/3, S/3, SFX Residency, Madkaikar Building, NH4A, Opp Paradisso De Goa Hotel, Old Goa, Ella Velha-Goa, North Goa, Tiswadi, Goa 403 402**Aadhaar No.:****Sign:** _____**Name:** Mrs. Suwarna Ritesh Naik**Fathers Name:** Mr. Pandurang K. Fondekar**Age:** 36 years**Marital Status:** Married**Occupation:** Service**Address:** H. No. 241, Surchembhat, Cumbharjua, Tiswadi, Goa 403107**Aadhar No.****Sign:** _____

FOR MANNAT INFRA DEVELOPERS & CONTRACTORS



 PROPRIETOR




FORM I & XIV

100018595231

Date : 13/02/2024

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Saligao
गांव
Name of the Field Querem
शेताचें नांव

Survey No. 30
सर्वे नंबर
Sub Div. No. 6-A
हिस्सा नंबर
Tenure 0
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.13.64	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.13.64

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.70	0000.00.00	0000.00.70

Grand Total एकूण
0000.14.34

Remarks शेरा

Order No.PIBAR11-23-1568/2385 dated
20-12-2023 issued by the Inspector of Survey and
Land records, Mapusa and Letter

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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No.ISLR/PART/BAR/SAL/760/2023 dated
05-12-2023 issued by Inspector of Survey and
Land records, Mapusa.

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Goa Salesian Society		92200	

S.No.	Name of the Tenant कृषाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

PROPRIETOR





FORM I & XIV

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Page 2 of 2

Taluka BARDEZ
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Village Saligao
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Survey No. 30
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Tenure 0
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The record is computer generated on 13/02/2024 at 10:54:58AM as per Online Reference Number - 100018595231. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



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FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

[Handwritten signature]
PROPRIETOR





Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Saligao Village
Survey No.: 30 , Subdivision No.: 6-A

Scale 1:1000

Reference No.: REV192454816



29/1

29/4

30/6-A

30/6



Handwritten signatures and initials

FOR MANNAT INFRA DEVELOPERS & CONTRACTORS

Handwritten signature
PROPRIETOR

This record is computer generated on 13-02-2024 11:16:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE





GOVERNMENT OF GOA
Town and Country Planning Department
2nd floor, Government Office Complex, Mapusa, Goa

Phone no. : 2262444	Fax no. : -
Email : ctp-tcp.goa@nic.in	Website : https://tcpcraft.nic.in/
Ref no. : BAR/371/Zoning/SAL/TCP/2024	Date : 26-Aug-2024
Ack. no. : TCP022403986	Application Date : 24-Aug-2024

LAND USE ZONING INFORMATION

The Zoning of the property bearing Survey No. 30, Sub.Div.No. 6-A of Village Saligao, Taluka Bardez, is as follows.

Sr. No.	Zone Name	Area in Sq. mtrs	Description
1	Settlement	1,434.000	Settlement Zone
Total Area		1,434.000	

Zoning Plan:

As per the Regional Plan For Goa-2021 the plot under reference falls in "Settlement Zone " having VP-2 status ,
Permissible FAR-60.

2024-BK2-4646



Processing fees of Rs. 1000.00 paid vide Transaction id 240824011814 dated 24-Aug-2024.

Verified by

Saviour Olstrakh Coutinho
(Planning Assistant)

(Zaidev Ramakant Aldonkar)
Dy.Town Planner

To,

Abdul Gafoor

Office No. 115, First Floor, Gera Imperium II, EDC Patto
Plaza, Panaji Goa - 403001, Panaji, Tiswadi, North Goa -
403001

NOTE:

The Zoning information provided is as per Regional Plan/ODP/Zoning Plan in force as on date of issue of the above information and shall not be constructed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provision of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17-A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018(Pt. file)/1672 dtd. 13/08/2018 pertaining to guide line for processing various application and Circular issued vide no.29/8/TCP/Pt. file /2020/239 dated 31/07/2020 and Ref. no. 29/8/TCP/Pt.File/2020/1284 dated 11/08/2020.

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I		Eco-Sensitive Zone II
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in **Eco-Sensitive Zone-1** Category shall be taken as A-Zone (Agriculture).

All the aforesaid Zones in **Eco-Sensitive Zone-II** Category shall Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.



Ant Aldonkar

R
Office Mapusa, Office of the Senior Town Planner
2024 12:37 PM



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Aug-2024 11:14:19 am

Document Serial Number :- 2024-BRZ-4646

Presented at 11:09:46 am on 27-Aug-2024 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	850000
2	Registration Fee	510000
3	Tatkal appointment fee	50000
4	Mutation Fees	2000
5	Processing Fee	4100
Total		1416100

Stamp Duty Required :850000/-

Stamp Duty Paid : 850000/-

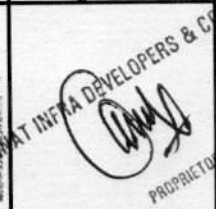
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harish Arora ,Father Name:Mr Kila Ram Arora, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No.B-2-141, Second Floor, Safdarjung Enclave South West Delhi, Address2 - , PAN No.:			

Executer

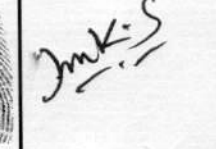
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Francis Silveira Chairman Cum Provincial Of The Goa Salesian Society , Father Name:Mr Fidelis Silveira, Age: 59, Marital Status: , Gender:Male,Occupation: Other, 412, St. Estevam VTC Jua, PO Sant Estevam Tiswadi North Goa, PAN No.:			
2	Harish Arora , Father Name:Mr Kila Ram Arora, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.B-2-141, Second Floor, Safdarjung Enclave South West Delhi, PAN No.:			



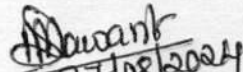
Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Arun Chaudhary , Father Name:Mr Paras Ram, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, B-2/157, Safdarjung Enclave S.O District South West Delhi State Delhi, PAN No.:			
4	Abdul Gafoor Sole Proprietor Of M/s Mannat Infra Developers & Contractors , Father Name:Mr Mohammed Haji, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.A-2/F-2, Milroc Retreat Ribandar Ilhas Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Suwarna Ritesh Naik, Age: 36, DOB: , Mobile: , Email: pratiksha.adv@gmail.com , Occupation: Service , Marital status : Married , Address: 403107, H.No.241 Surchem Bhat Kumbharjua Tiswadi Goa, H.No.241 Surchem Bhat Kumbharjua Tiswadi Goa, Cumbarjua, Tiswadi, NorthGoa, Goa			
2	Name: Dixon K S, Age: 49, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403402, Flat No.A-3 S-3 SFX Residency Madkaikar Bldg NH4A Opp Paradise De Goa Hotel Old Goa Ella Velha Goa North Goa Tiswadi Goa, Flat No.A-3 S-3 SFX Residency Madkaikar Bldg NH4A Opp Paradise De Goa Hotel Old Goa Ella Velha Goa North Goa Tiswadi Goa, Ella, Tiswadi, NorthGoa, Goa			




27/08/2024
Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-4646



Book :- 1 Document
Registration Number :- BRZ-1-4550-2024
Date : 27-Aug-2024

Mawant
27/08/2024

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

SUB-REGISTRAR
BARDEZ

