

(Rupees One Lakh Twenty seven Thousand One Hundred Fifty Five only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CH.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

FOR CITIZEN CREDIT
CO-OP BANK LTD

Shantika
AUTHORISED SIGNATORY

D-5/STP(V)/C.R./35/33/2011-RD

भारत 06254



INDIA

130286

NON JUDICIAL *गावा*
JAN 30 2016

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Rs.0127155/- PB7122

STAMP DUTY

GOA

Name of Purchaser: *Shankh Rijwan*

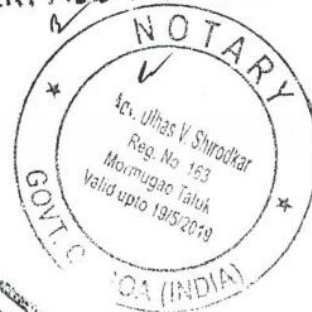
730401/-

189/16

189/16



CERTIFIED TRUE COPY



SHANKH RIZWAN

Shankh Rijwan

DEED OF SALE

Cont..2/-

2 *[Signature]*



: 2 :

THIS DEED OF SALE is made at Vasco da Gama, Goa on this 1st day of February 2016.

BY AND BETWEEN



MRS. MARIA LEOPOLDINA DESOUZA, (PAN CARD NIL), wife of late. John Vincent Ribeiro, aged 72 years, Widow, British Citizen and holding OCI Card No. A2017404 residing of 11 Claremont Court, St. James Road, Surbiton Surrey KT6 4QP, the Vendor herein are represented by their attorney **MS. MICHELLE DESA**, wife of Mr. Lawrence Desa, aged 49 years, Indian National, resident of 10-C, Woodlands, 67 Peddar Road, Mumbai 400026, by virtue of Power of Attorney dated 30.10.2015 executed before Notary Ulhas Shirodkar, under Reg. Ref No. 10758/15, dated 09.12.2015, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, successors, administrators, assigns, executors) of the ONE PART.

AND

SHRI. SHAIK RIZWAN, (Pan Card No.), son of Late. Shaikh Nabi, aged 45 years, Married, Business, Indian national, residing at H.No. 118, Ranghavi Estate, Issorcim, Post

Cont..3/-



: 3 :

Dabolim, Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators, assigns, executors) of the OTHER PART.

WHEREAS, there exist immovable property without any special name situated at Desterro Wado, admeasuring an area of 6385 sq. Mtrs, within the limits of Mormugao Municipal Council, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in revenue office under No. 1971, surveyed under Chalta No. 7 to 17 of P.T Sheet No. 86 of Vasco City, more particularly described in schedule I hereunder written hereinafter referred to as "the said property".

AND WHEREAS, the said property originally belonged Ascanio Constantino Vicente de Paulo Ribeiro, who vide Public Will dated 19th March 1938, duly registered in the Office of Notary Public of Bardez at pages 17 of Book No. 24 of Wills, bequeathed the said property to his son Pedro Xavier Victor Claudio Ribeiro.

AND WHEREAS, said Pedro Xavier Victor Claudio Ribeiro and his wife Smt. Florence Mary Helen Ribeiro vide Gift Deed dated 15th December 1969, registered in the Office of Sub Registrar of

Cont..4/-



: 4 :

Mormugao under registered No. 294 at pages 78 to 82 of Book No. I, volume 4, dated 29.12.1969 gifted the said property to Shri. John Vincent Anthony Ribeiro.

AND WHEREAS, Shri. John Vincent Anthony Ribeiro has sub divided the said property into 3 (three) plots, which were identified as Plot No. 1, Plot No. 2 and Plot No. 3 after obtaining necessary approval from Mormugao Planning and Development Authority under their reference No. MPDA/PER/683/80-81 dated 12.12.1980.

AND WHEREAS, Shri. John Vincent Anthony Ribeiro expired on 10.05.2015, leaving behind him the Vendor as his moiety holder, Mrs. Lisa Marie Ribeiro married to Mr. Christopher Michael Green and Miss. Kay Anna Ribeiro as his legal heirs, the said fact has been confirmed by a Deed of Succession, dated 21.01.2016, drawn before Notary Ex-Officio at Dharbandora, Goa, recorded at Folio 32 to 33V of Deed Book No. 3.

AND WHEREAS, Mrs. Lisa Marie Ribeiro, Mr. Christopher Michael Green and Miss. Kay Anna Ribeiro vide Deed of Relinquishment dated 21.01.2016, drawn before Notary Ex-Officio at Dharbandora, Goa, recorded at Folio 34 to 35 of Deed Book No. 03, relinquished their right title and interest to the inheritance accrued to them upon the death of John Vincent Rebeiro, thereby making the Vendor herein absolute owner of Plot No. 2 and 3.

Cont..5/-



: 5 :

AND WHEREAS, the Vendor herein desire to dispose off plot No. 3, admeasuring an area of 1038 Sq. Mtrs, being an independent piece and parcel of the entire property without any special name situated at Desterro Wado, admeasuring an area of 6385 Sq. Mtrs, within the limits of Mormugao Municipal Council, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in revenue office under No. 1971, surveyed under Chalta No. 7 to 17 of P.T Sheet No. 86 of Vasco City for a total sale consideration of Rs. 4,00,000/- (Rupees Four Lakhs Only), the said plot No. 3 shall hereinafter be referred to as "the said plot".

AND WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor the said plot on "as is where is basis" and hence have decided to execute this sale deed in respect of the said plot on terms and conditions stipulated hereunder, after having verified the title documents of the Vendor to their satisfaction.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:-

Cont..6/-



: 6 :

1. In pursuance to the above agreement and in consideration of the sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) that has been paid by the Purchaser to the Vendor before executing the present Deed, vide cheque bearing No. 067666, dated 30.01.2016, drawn on IDBI Bank, Vasco branch, Vasco da Gama, Goa (receipt whereof the Vendor do hereby admit and acknowledge and discharge the Purchaser of and from the same), and the Vendor do hereby sell, transfer, convey, grant, assign and assure unto the Purchasers **ALL THAT PLOT OF LAND**, bearing plot No. 3, admeasuring an area of 1038 Sq. Mtrs, being an independent piece and parcel of the entire property without any special name situated at Desterro Wado, admeasuring an area of 6385 Sq. Mtrs, within the limits of Mormugao Municipal Council, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in revenue office under No. 1971, surveyed under Chalta No. 7 to 17 of P.T Sheet No. 86 of Vasco City, more particularly described in schedule II hereunder written and more clearly shown in red color in the plan annexed hereto together with all rights, title, interest, claim, liberties, easements, use, benefits, demands, advantages and appurtenances whatsoever to the said plot of land **TO HAVE AND TO HOLD** the same absolutely and forever without any restrictions and reservations whatsoever.

Cont..7/-



: 7 :

2. The Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing made, done, committed or omitted or knowingly suffered to the contrary by them, the Vendor has absolute power and authority to sell, transfer, convey, grant, assign and assure the said plot of land assigned and assured or intended to be unto and to the use of the Purchaser in any manner.

3. The Vendor further covenant with the Purchaser that the Purchaser shall at all times hereafter peacefully and quietly occupy, use, possess and enjoy the said plot of land and every part of it and receive rents, usufructs and profits thereof for his own use and benefits without any let or hindrance, interruption, claim or demand whatsoever from and by the Vendor.

4. The Vendor further covenant with the Purchaser that the said Plot of land sold herein is not acquired by any authority for public purpose.

5. The Vendor further covenant with the Purchaser that the said plot of land sold herein is free from encumbrances, charges, liens and attachments whatsoever and that she have full powers and absolute authority to sell the same and to transfer and convey the title of the said plot of land to the Purchaser.

Cont..8/-



: 8 :

6. The Vendor further covenant with the Purchaser that she shall and will from time to time and at all times hereafter at the request and at the cost of the Purchaser do and execute or cause to be done and executed all such and further acts, deeds, things, conveyances and assurances in law whatsoever for further and more perfectly conveying and assuring the said plot of land in the manner aforesaid as also putting the Purchaser in possession of the same according to the true intent and meaning of this Deed.

7. The Vendor herein declares that there is no minor's interest involved in the said plot.

8. The Vendor further covenant with the Purchaser that the said plot of land has not been acquired by the Government for any public purpose.

9. The Vendor declares that the said plot is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

10. The Vendor declares that the said plot is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the said plot of land.

Cont..9/-



: 9 :

11. The Vendor further covenant with the Purchaser that she shall save harmless and keep indemnified the Purchaser from and against all losses, costs and expenses, which he may sustain or incur by reason of any lawful claim or demand being made by any Bank/Financial institution against the said plot of land, if existing or arising prior to this deed of sale.

12. The Vendor further covenant with the Purchaser that in case the Purchaser is dispossessed from the said plot of land by reason of any defect in or want of title of the Vendor to the said property the Vendor shall not refund the amount received by them and shall not compensate the Purchaser of any losses caused.

13. The Vendor hereby gives her explicit consent/No Objection to the Purchaser to mutate the said plot in his names.

14. The Vendor has handed over in the hands of the Purchaser, the actual possession of the said plot hereby sold and transferred.

15. The parties to the present deed do not belong to Schedule Cast or Schedule Tribe community.

Cont..10/-



: 10 :

16. For the purpose of Stamp duty the said plot is valued at Rs. 36,33,000/- (Rupees Thirty Six Lakhs Thirty Three Thousand Only) and appropriate stamp duty has been paid.

SCHEDULE I

ALL THAT immovable property without any special name situated at Desterro Wado, admeasuring an area of 6385 sq. Mtrs, within the limits of Mormugao Municipal Council, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in revenue office under No. 1971, surveyed under Chalta No. 7 to 17 of P.T Sheet No. 86 of Vasco City, and is bounded as under:

North	:	By Hilly Land which is Coconut grove belonging to Government (Fazenda Publica) and at present surveyed under chalta No. 110/75.
South	:	By Hilly Land Partly fallow and partly Coconut grove, which belongs to Government (Fazenda Publica) and at present surveyed under Chalta No. 18/86 and 19/86

Cont..11/-



: 11 :

East : By the road leading to the Chapel,
known as Capela Nova or Capela de
Desterro, and at present known as road
of Desterro Wado or Bogda and

West : by fallow and hilly land belonging to the
Government and at present properties
surveyed under chalta Nos. 174/35,
40/85, 39/85, 26/85, 27/85 and 28/85

SCHEDULE II

ALL THAT PLOT OF LAND, bearing plot No. 3, admeasuring an area of 1038 Sq. Mtrs, being an independent piece and parcel of the entire property without any special name situated at Desterro Wado, within the limits of Mormugao Municipal Council, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in revenue office under No. 1971, surveyed under Chalta No. 7 to 17 of P.T Sheet No. 86 of Vasco City more particularly described in Schedule I hereinabove, the said plot is more clearly shown in red color in the plan annexed hereto and is bounded as under:

Cont..12/-



: 12 :

- North : By Hilly Land which is a Coconut grove belonging to the Government (Fazenda Publica) and at present surveyed under chalta No. 110/75
- South : By 6 Mtrs wide access road
- East : By the road leading to the Chapel, known as Capela Nova or Capela de Desterro, and at present known as road of Desterro Wado or Bogda and
- West : By Open Space

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

Cont..13/-



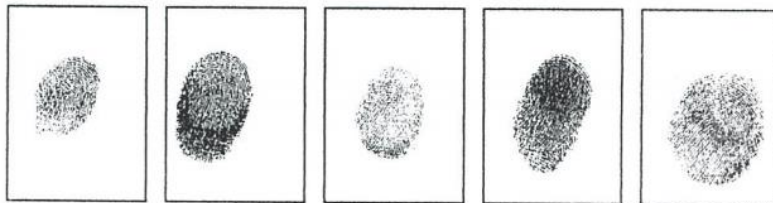
: 13 :

SIGNED AND DELIVERED
BY THE WITHINNAMED
" THE VENDOR "

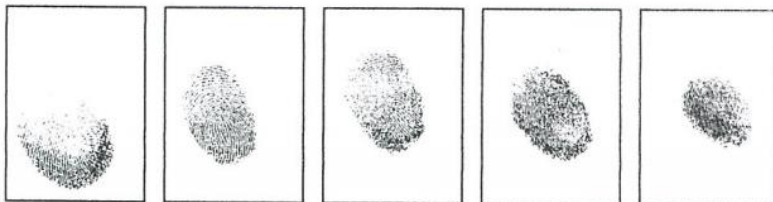


MRS. MARIA LEOPOLDINA DESOUZA
Represented herein by her duly constituted
Power of attorney holder
MS. MICHELLE DESA,

Left hand Finger Impression



Right hand Finger Impression



Cont..14/-



SIGNED AND DELIVERED
BY THE WITHINNAMED
"THE PURCHASER"

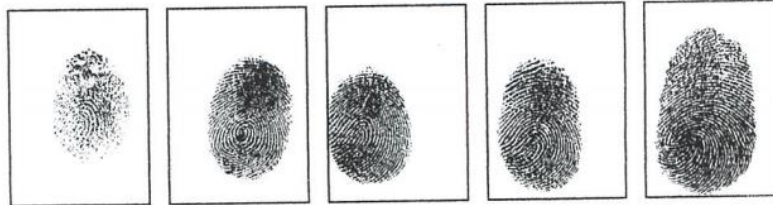
SHRI. SHAIK RIZWAN

ShaiK Rizwan
(SHAIKH RIZWAN)

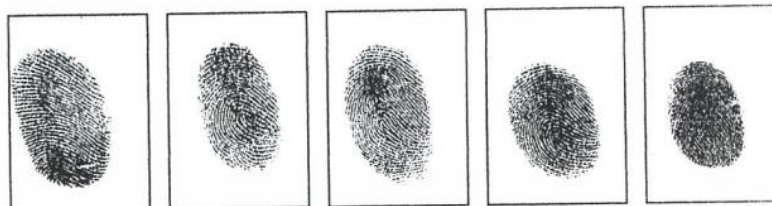
: 14 :



Left hand Finger Impression



Right hand Finger Impression



ShaiK Rizwan

Cont..15/-



: 15 :

WITNESSES:-

1. Sawant Ashiya 

2. BERNARD DCOSTA 



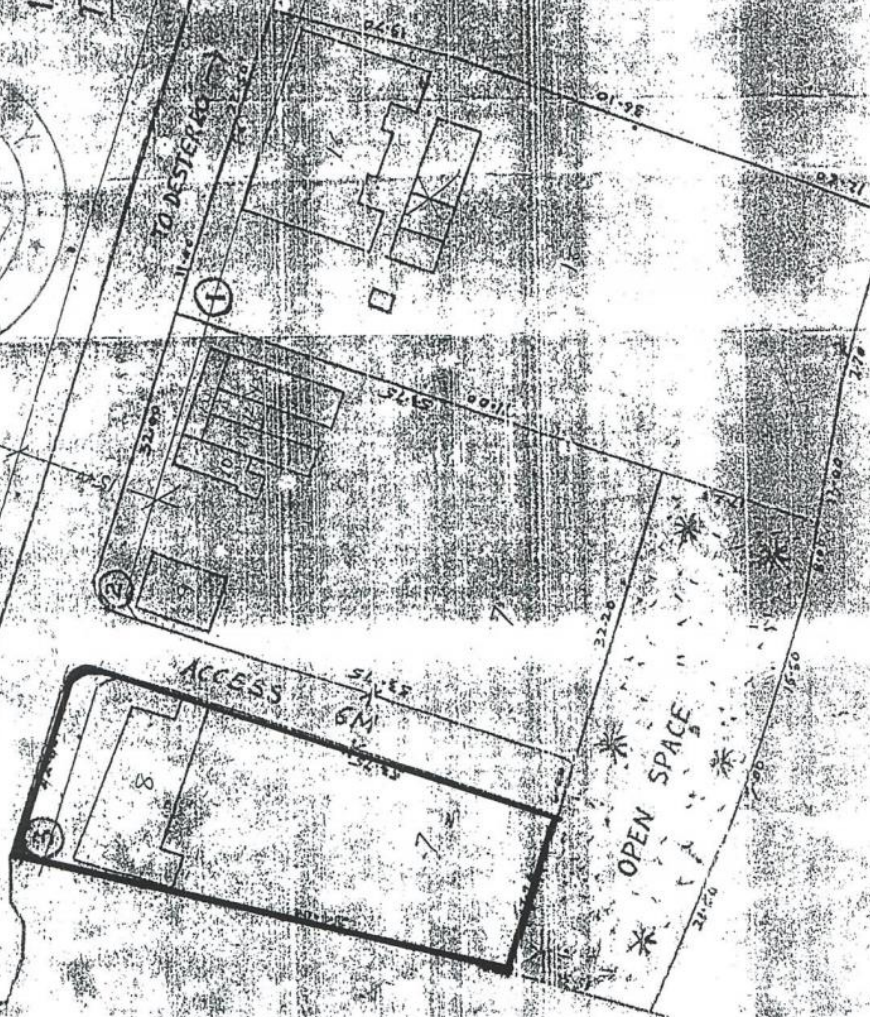
AREA STATEMENT

AREA IN SQ. M.	
PLOT NO. 1	2352
PLOT NO. 2	1716
PLOT NO. 3	1038
6M. ACCESS	321
15% OPEN SPACE	958
TOTAL AREA OF PROPERTY	6385



TO VASCO →

← TO HARBOUR



NORTH

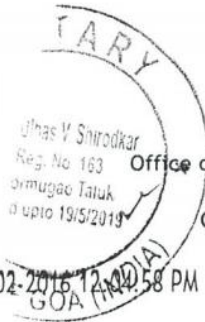
SCALE 1:500

APPROVED

Subject to DEVELOPMENT
PERMISSION Vide No. 11224/P.F. 183/19.11
dt. 5.12.20

A. D. KONGORAR
MEMBER SECRETARY
MORUMBOI
DEVELOPMENT AUTHORITY
VASCO DA GAMA.

SUB-DIVISION OF LAND C. 111A NO. 71017 P.T. SHE NO. 86 OF VASCO DA GAMA



Office of Sub-Registrar Mormugao
Government of Goa

Print Date & Time : 01-02-2016 12:00:58 PM

Document Serial Number : 189

Presented at 11:31:00 AM on 01-02-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	72660.00
2	Processing Fees	380.00
	Total :	73040.00

Stamp Duty Required: 127155.00 Stamp Duty Paid: 127155.00

Shri.Shaik Rizwan presenter

Name	Photo	Thumb Impression	Signature
Shri.Shaik Rizwan,s/o late Shaikh Nabi , Married,Indian,age 45 Years,Business,r/oH No.118 Ranghavi Estate Issorcim Post Dabolim Goa			

Endorsements

Executant

1 . Ms.Michelle Desa, w/o Mr Lawrence Desa, Married,Indian,age 49 Years,Service,r/o10-C Woodlands 67 Peddar Road Mumbai as a power of attorney for Vendor,by virtue of power of attorney dated 30/10/2015 executed before Notary Ulhas Shirodkar under reg no.10758 dated 09/12/2015

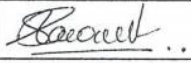
Photo	Thumb Impression	Signature

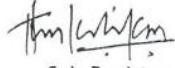
2 . Shri.Shaik Rizwan, s/o late Shaikh Nabi, Married, Indian, age 45 Years, Business, r/o H No.118 Ranghavi Estate Issorcim Post Dabolim Goa

Photo	Thumb Impression	Signature
		

Identification

V. Shirodkar
No 163
Goa Taluk
19/5/2019

Sr No.	Witness Details	Signature
1	Miss Arshiya H Sawant, d/o Hemchandra Sawant, UnMarried, Indian, age 21 Years, Service, r/o Vasco Goa	


Sub-Registrar

Scanned By:-

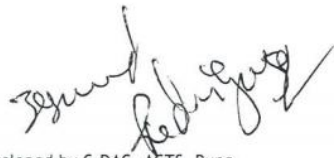
Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-00182-2016
CD Number MORD12 on
Date 01-02-2016


Sub-Registrar (Mormugao)
MORMUGAO

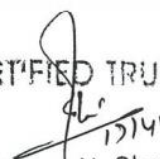
Scanned By:-

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY


12/4/17
Adv. Ulhas V Shirodkar
NOTARY
MORMUGAO TALUK
Apna Bazar, 2nd Floor
Vasco-da-Gama a-403 802
Date..... 12/4/17
Reg. Ref. No. 2666/17