

(Rupees Two lakhs Eighteen Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Jelha

Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BERGER CO-OP. MSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

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NON JUDICIAL गोजा

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R.0218000/- PB7223

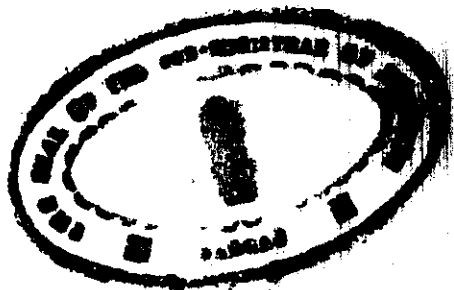
INDIA

STAMP DUTY

GOA

Name of Purchaser ASBT ASSOCIATES

228220



Mohammed Bakker Ali

[Signature]

DEED OF SALE

[Signature]
[Signature]



THIS DEED OF SALE is made and executed in the city of Margao, Goa on this 12th day of October 2020.



BETWEEN

1. M/S. TIMBLO AGRO DEVELOPMENT PRIVATE LIMITED, a company incorporated under Indian Companies Act, 1956, which is duly registered with the Registrar of Companies, Goa Daman & Diu, at Panjim under No. 151/G incorporated on 20.09.1972 having CIN no. U65910GA1972PTC000151 and having PAN card no. [REDACTED] and Email ID. corporate@timblos.com and with its office at P.o. Box. 34, Kadar Manzil Margao 403601, Goa India. Represented by its Director MR. SANJAY T. F. C. ALBERTO, son of late Mr. Eugenio Orlando Alberto, age 43 years, Indian National, Businessman, holding PAN Card No. [REDACTED] and holding Aadhar Card No. [REDACTED], having mobile no. 9225906098, resident of E-201, Cabo, Landscape Town, Odxel, Taleigao Goa, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its heirs, successors, agents, administrators, executors and assigns) of the FIRST PART;

AND

2. M/s ASBT ASSOCIATES a partnership firm registered under the Indian Partnership Act 1932 which is duly registered with the Registrar

Sanjay T. F. C. Alberto
[Signature]
[Stamp: TIMBLO AGRO DEVELOPMENT PRIVATE LIMITED, MARGAO, GOA]

Shri. Ashwini Margao Salcete Goa under No. MGO-F126-2017 dated 11.04.2017 having PAN card no. [REDACTED] and Email ID. asbtassociates@gmail.com and having its registered office at SF-1, Second Floor, Heramb Appt. Opp. Canara Bank, Aquem Margao Goa, herein represented by its partners (a) **MRS. TABASSUM PARVEEN ALI**, daughter of late Mohammad Safiulla and wife of Mr. Mohammad Bakkar Ali, age 35 years, married, businesswomen, Holding Pan card no. [REDACTED] and holding Aadhar Card No. [REDACTED], and her husband; (b) **MR. MOHAMMAD BAKKAR ALI**, son of Mr. Shaikh Kawsar Ali, aged 38 years, married, Businessman, Holding Pan card no. [REDACTED] and Holding Aadhaar Card No. [REDACTED], having mob no. 9922253006, both resident of Plot no. H-16, Vasant Nagar, Gogol, Margao, Salcete, Goa, hereinafter referred to as the **"PURCHASER"** of the **SECOND PART**.

ALL THE PARTIES TO THIS DEED ARE INDIAN NATIONALS/INDIAN ORIGIN:

WHEREAS **SHRI. CRISNADATTA XENCORE CARAPURCAR** alias **KRISHNADATTA SHANKAR KARAPURKAR** alias **KRISHNADATTA SHARMA** was the owner of the piece of land having no special denomination but locally known as "GOGOL" situated at Gogol Margao Goa within the Jurisdiction of Margao Municipality, Taluka and Sub-District of Salcete, District of South Goa, described in the Land Registration office of Salcete under no. 38054 and enrolled in the land revenue office of Salcete under Matriz No. 1068 and 1071 and

Gogol P. V. ...





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surveyed under chalta No. 7 of P.T. Sheet No. 54 of Margao City survey, more fully described in Schedule I hereunder written and herein after referred to as the **"SAID PROPERTY"**.

AND WHEREAS by virtue of agreement of sale dated 27.04.1985 the said Krishnadatta Shankar Karapurkar and his wife had agreed to sell unto one of its nominees the above described property in whole or in parts to developer M/s Sapna Real Estate a registered partnership firm duly constituted and registered with the registrar of the firms at Margao under the Indian Partnership act 1932 with its registered office at Varde Valaulikar Road Margao Goa duly represented by its then partner Shri. Crishna Nanu Naik.

AND WHEREAS by the said agreement of sale dated 27.04.1985 the said Krishnadatta Shankar Karapurkar and his wife had also permitted the developer M/s Sapna Real Estate to enter upon the said land, obtain necessary permission for the subdivision of the said land into plots, by preparing roads, leveling etc as are required under the rules and regulations in force.

AND WHEREAS in terms of said agreement dated 27.04.1985 on the instructions of developer M/s Sapna Real Estate a registered partnership firm duly represented by its partner Shri. Crishna Nanu Naik; the said Krishnadatta Shankar Karapurkar and his wife have sold some of the Plots formed after sub division of the said land in favor of the person nominated by the said developer M/s Sapna Real Estate.

Shri. Crishna Nanu Naik
for



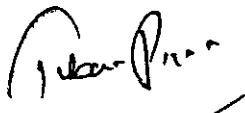


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AND WHEREAS the South Goa Planning and development Authority (SGPDA) had already granted permission for development of this plots vide their letter no. SPD/P/2934/815/85 dated 17.04.1985.

AND WHEREAS by deed of sale dated. 16.12.1989 duly registered in the office of the Sub-Registrar under No. 333 at pages No. 305 to 314, entered in book No.1 of volume No.129 dated 20.02.1990 the said developer M/s Sapna Real Estate had purchased one plot bearing PLOT NO. 12 having an area of 566 sq. mts out of the Plots formed after the sub division of the land described in Schedule I herein below from the said Krishnadatta and his wife which plot is more particularly described in Schedule-II hereunder and more clearly shown in the red color plan attached to this deed and is herein after referred to as "SAID PLOT".

AND WHEREAS by Deed of Sale dated 06.04.1992 duly registered in the office of Sub-Registrar of Salcete under reg no. 1341 at pages 243 to 255 book I Vol. no. 237 dtd 03.07.1992, the said earlier vendor M/s Sapna Real Estate duly represented by its partner Shri. Crishna Nanu Naik had inturn sold the SAID PLOT to M/s Timblo Agro Development Pvt. Ltd., a company, with its office at P.o. Box. 34, Kadar Manzil Margao 403601, Goa India Represented by its then Director Mr. Satish Gurudas Timblo ie. the VENDORS herein and by virtue of which the said M/s Timblo Agro Development Pvt. Ltd. became the lawful owner in possession of the SAID PLOT;





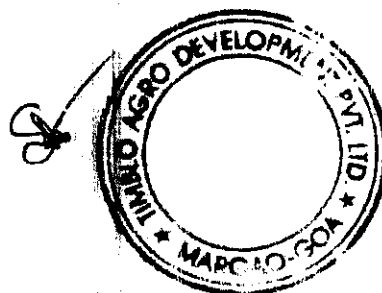

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WHEREAS the VENDOR represented to the PURCHASER as under;-

- (i) The VENDOR is the sole and exclusive owners in possession of the SAID PLOT and is entitled to deal with the same in any manner.
- (ii) No third party has any right title, interest in or claim of whatsoever nature over the SAID PLOT
- (iii) Their title to the SAID PLOT is clear, legal, unencumbered, marketable.
- (iv) They have not entered into agreement with any other person nor agreed to sell the SAID PLOT or any part thereof to any person/s except to the PURCHASER;
- (v) There is no litigation or any legal proceeding pending before any court/tribunal Administrative Authority in respect of the SAID PLOT.
- (vi) The SAID PLOT is not subject to any notice or notification or proceedings under Land Acquisition Act or Administration of Evacuee Properties Act similarly no attachment or notice from the Central or State Government or any other local body or authority has been received or served upon the VENDOR in respect of SAID PLOT.
- (vii) There are no difficulties, legal impediments or otherwise for sale of SAID PLOT.

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AND WHEREAS in order to ascertain and verify the correctness and authenticity the several representations made by the VENDOR hereinabove, the PURCHASER demanded for all the title documents of the SAID PLOT and also demanded for physical inspection of the SAID PLOT and in pursuance thereto, the VENDOR furnished all the documents as requested and also provided physical inspection.

AND WHEREAS before execution of this deed a public notice dated. 24.09.2020 was published by the PURCHASER in the daily newspaper 'THE GOAN EVERYDAY' inviting claim or objections from any person/s Bank, private of financial Institution or entity having any valid right or claim in respect of said plot of whatsoever nature along with the documentary proof in support of their such claim or objection for sale of above said Plot by VENDORS within the period stipulated in the said notice. However, no such claim has been received from any person/s of whomsoever nature or any other Bank or entity over the said plot pursuance of said notice within the said prescribed time.

AND WHEREAS the VENDOR has agreed to sell unto the PURCHASER and the PURCHASER has agreed to purchase the SAID PLOT free from any encumbrances, liens, charges of whatsoever nature which is more particularly shown in the plan annexed herewith in red color line and is more particularly described in Schedule II written herein under for a consideration of Rs. 62,26,000/- (Rupees Sixty Two Lakhs Twenty Six Thousand only) which is its true market value on the terms and condition written hereunder





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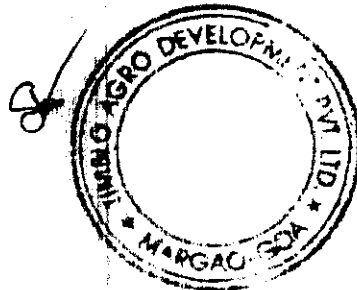
AND WHEREAS vide Resolution dated 14.09.2020 taken by the VENDOR it was unanimously resolved by them to sell the SAID PLOT for a price of Rs. 62,26,000/- (Rupees Sixty Two Lakhs Twenty Six Thousand only) and accordingly the Director of the company MR. SANJAY T. F. C. ALBERTO is authorized to sign, execute, present and admit the execution and registration of the said Deed of Sale before the Sub-registrar of Salcete at Margao, Goa, in favor of the PURCHASER herein. The copy of the same is annexed herewith.

NOW THIS DEED OF SALE IS WITNESSED AS UNDER:

1. For a total price consideration of Rs. 62,26,000/- (Rupees Sixty Two Lakhs Twenty Six Thousand only) is paid by the PURCHASER to the VENDOR in the manner indicated herein below and the receipt whereof the VENDOR does hereby acknowledged thereby discharging the PURCHASER from such payment, the VENDOR as the exclusive owners in possession of SAID PLOT, admeasuring 566 sq mts more fully described in Schedule II written herein below do hereby CONVEY, TRANSFER and RELEASE, on "As is and Where is basis" unto and in favor of PURCHASER the SAID PLOT so that the PURCHASER, for all times hereinafter shall HOLD, HAVE, POSSESS & ENJOY the SAID PLOT described in Schedule-II hereto and hereby sold free of all encumbrances together with its fencing all that is situated therein and along with all rights, interest, advantages, benefits, privileges, easement, etc available to the said land hereby sold or to the holder thereof, free

Sanjay T. F. C. Alberto

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from any claims, demands, objections, obstructions, impediments, whatsoever either raised by the person or party claiming through the VENDOR or any of them or their predecessor-in-title or from whomsoever.

2. The above mentioned consideration price of Rs. 62,26,000/- (Rupees Sixty Two Lakhs Twenty Six Thousand only) have been paid by the PURCHASER to the VENDOR after deducting T.D.S. at the rate of 1% which is amounting to Rs. 46,695/- (Rupees Forty Six Thousand Six Hundred and Ninety Five only) in the following manner:-

Sr. No.	Date	Cheque No.	Bank	Amount (Rs)	RTGS
1.	01/09/2020	1584	Andhra Bank	5,00,000.00	
2.	08/10/2020	1598	Andhra Bank	20,00,000.00	By RTGS
3.	09/10/2020	1599	Andhra Bank	20,00,000.00	By RTGS
4.	12/10/2020	1600	Andhra Bank	16,79,305.00	By RTGS
5.	09/10/2020	TDS	Andhra Bank	46,695.00	
			Total	62,26,000.00	

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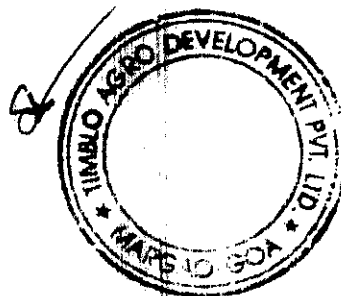




3. The VENDOR declare that such payments are made as per their own collective instruction given to the PURCHASER and they declare that such payment are received by them without any further claim or demand against the PURCHASER.
4. That the VENDOR and all persons claiming under them do hereby covenant with the PURCHASER that VENDOR is lawfully seized and possessed of the **Said Plot** which is hereby conveyed free from any encumbrance, tenants, mundcars, or defects and that the VENDOR have full power and absolute authority to sell the same in the manner aforesaid.
5. The PURCHASER may hereafter peaceably and quietly possessed and enjoyed the **Said Plot as described herein below in Schedule-II** hereby conveyed/transferred, and assured without any claim or demand from the VENDOR or any other person or persons claiming through or under them and the VENDOR covenant to save harmless and keep indemnified the PURCHASER or against all Encumbrances, Charges and Equities whatsoever.
6. That the VENDOR further covenant that they shall at the cost and expense of the PURCHASER execute all documents which may be found necessary by the VENDOR to be executed for conferring or confirming proper and better title of the land hereby sold and every part thereof in favor of the PURCHASER, or for transferring all or whatever

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records in respect of the land hereby sold and every part thereof hereby sold, exclusively in the name of the PURCHASER.

7. That the VENDOR further covenant that in the event the PURCHASER are ever dispossessed from the SAID PLOT as described in Schedule sold or any part thereof by any reason of any defect in the title of the VENDOR, the VENDOR shall fully compensate the PURCHASER and shall indemnify the PURCHASER from any loss.

8. The VENDOR hereby express their consent and No objection for the PURCHASER to apply for mutation of records in form D of property card of Land hereby sold and further express their consent and No Objection to remove from the occupant/holder's column the name of the VENDOR and recording in that place the names of PURCHASER by initiating the proceedings for confirmation of Form D. The VENDOR hereby further express that in such mutation, the concerned Land Revenue/Surveyor Authority need not issue any notice to the VENDOR or any of them and such notices are hereby expressly waived by the VENDOR.

9. The VENDOR hereby declare that the subject land hereby sold is not subject to any rights of scheduled castes or Schedule Tribes, as envisaged in the notification no. RD/LAND/LRC/318/99, dated. 21.8.1977 of Government of Goa.

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/s/





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10. That the South Goa Planning and development Authority (SGPDA) had already granted permission for development of this plots vide their letter no. SPD/P/2934/815/85 dated 17.04.1985., which is the subject matter of the Sale Deed therefore any NOC for registration for sale deed is not required from their department. The copy of the same is annexed herewith.

11. The market value of the Said Plot sold herein is arrived at Rs. 62,26,000/- (Rupees Sixty Two Lakhs Twenty Six Thousand only) and accordingly a stamp duty of Rs. 2,17,910/- and hence this Deed of Sale is executed on actual stamp paper of Rs. 2,17,910/- (Rupees Two Lakhs Seventeen Thousand Nine Hundred and Ten only) .

SCHEDULE I

A piece of land having no special denomination but locally known as "GOGOL" situated at Gogol Margao Goa within the Jurisdiction of Margao Municipality, Taluka and Sub-District of Salcete, District of South Goa, described in the Land Registration office of Salcete under no. 38054 and enrolled in the land revenue office of Salcete under Matriz No. 1068 and 1071 and surveyed under chalta No. 7 of P.T. Sheet No. 54 of Margao City survey, and having following boundaries;

EAST & NORTH :- by property of Comunidade of Margao

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WEST

:- by drain behind which lies the property which was earlier possessed by Joaquim P. De Souza

SOUTH

:- by the land reserved for the passage of descending waters wherein there exists a drain and beyond which the land earmarked for grant on an application of one Antonio Manuel Miranda.

SCHEDULE -H

ALL THAT PLOT NO. 12 with an approximate area of 566 sq mts forming part of the property known as "GOGOL", situated at Gogol, Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under no. 38054 of new series, enrolled in the Land Revenue office of Salcete under Matriz no. 1068 and 1071 and surveyed under Chalta no. 7 of P.T. Sheet no. 54 of Margao city survey and the said Plot 12 being a separate and distinct unit is bounded as under;-

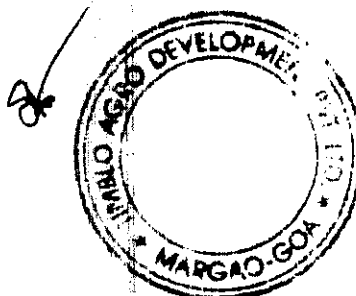
East :- by property of Comunidade of Margao.

West :- by plot no. 48 of the same property

North :- by plot no. 11 and partly by 8 mts wide road of the same property

South :- by the land reserved for the passage of descending waters

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signed to this agreement on the day the month and year first hereinabove written.

SIGNED AND DELIVERED BY

The within named VENDORS

PARMALI PROPERTIES PVT. LTD



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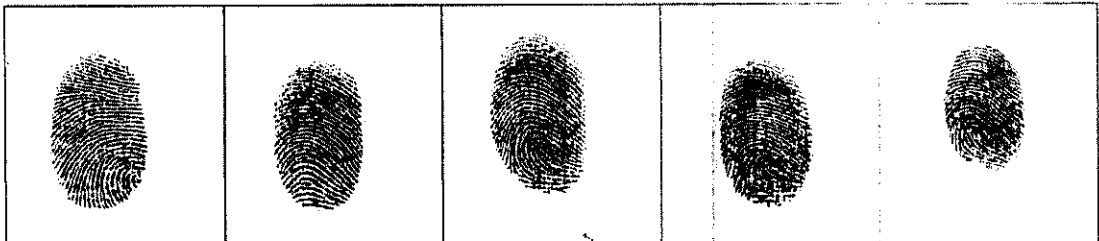
PARMALI PROPERTIES PVT. LTD

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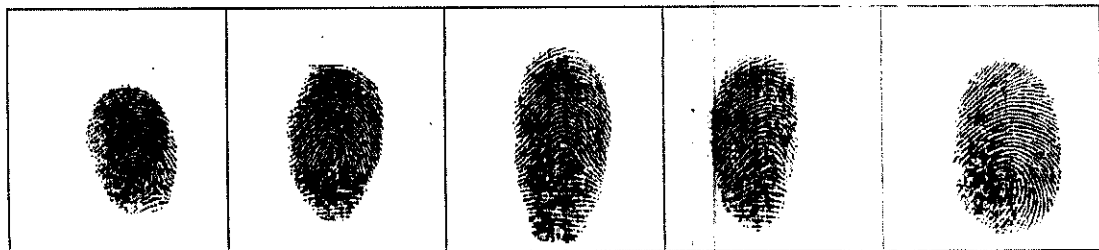
DIRECTOR

M/S. TIMBLO AGRO DEVELOPMENT PVT. LTD..

Represented by its Director MR. SANJAY T. F. C. ALBERTO
R.H.F.P.



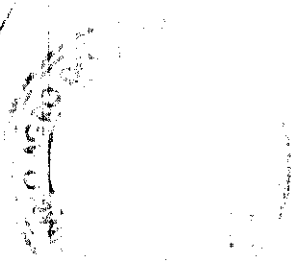
L.H.F.P.



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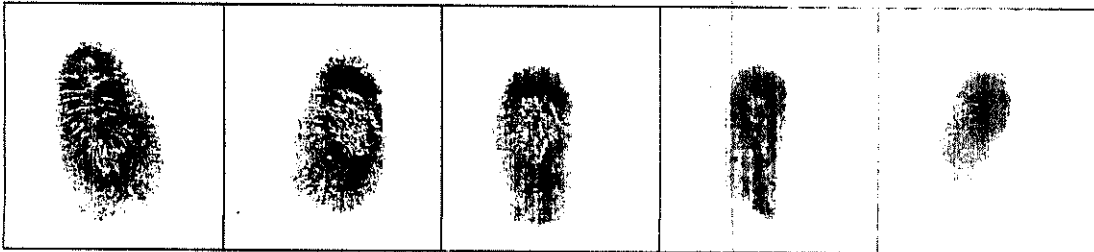
SIGNED AND DELIVERED BY
The within named PURCHASER



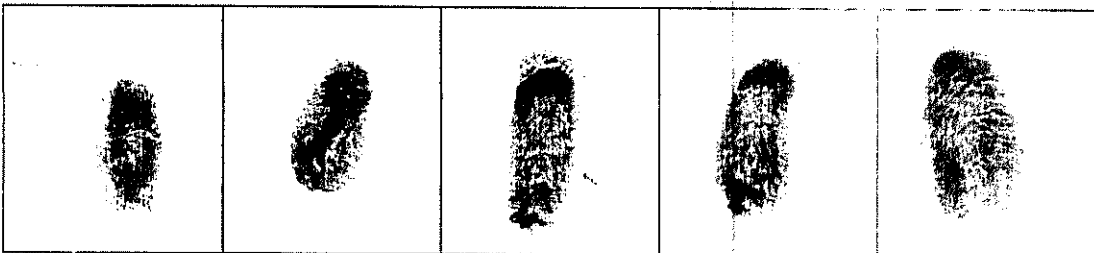
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MRS. TABASSUM PRAVEEN ALL.

R.H.F.P.



L.H.F.P.



Tabassum P. n.

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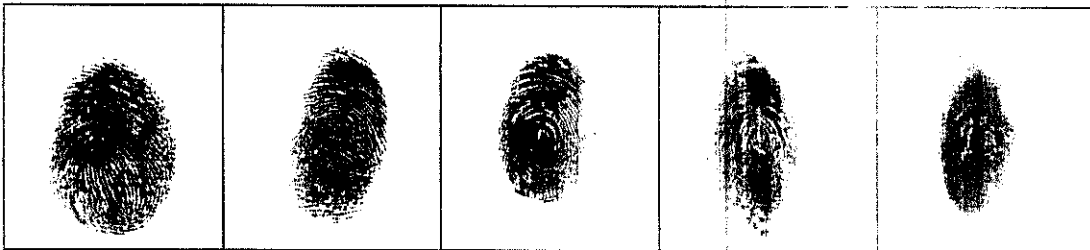
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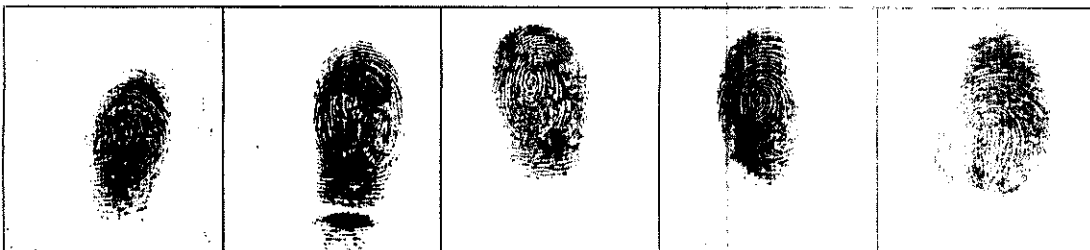


MR. MOHAMMAD BAKKAR ALI

R.H.F.P.



L.H.F.P.



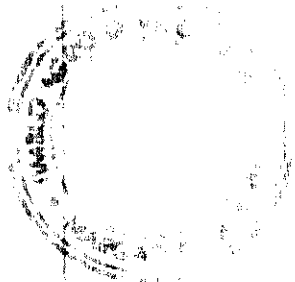
WITNESSES

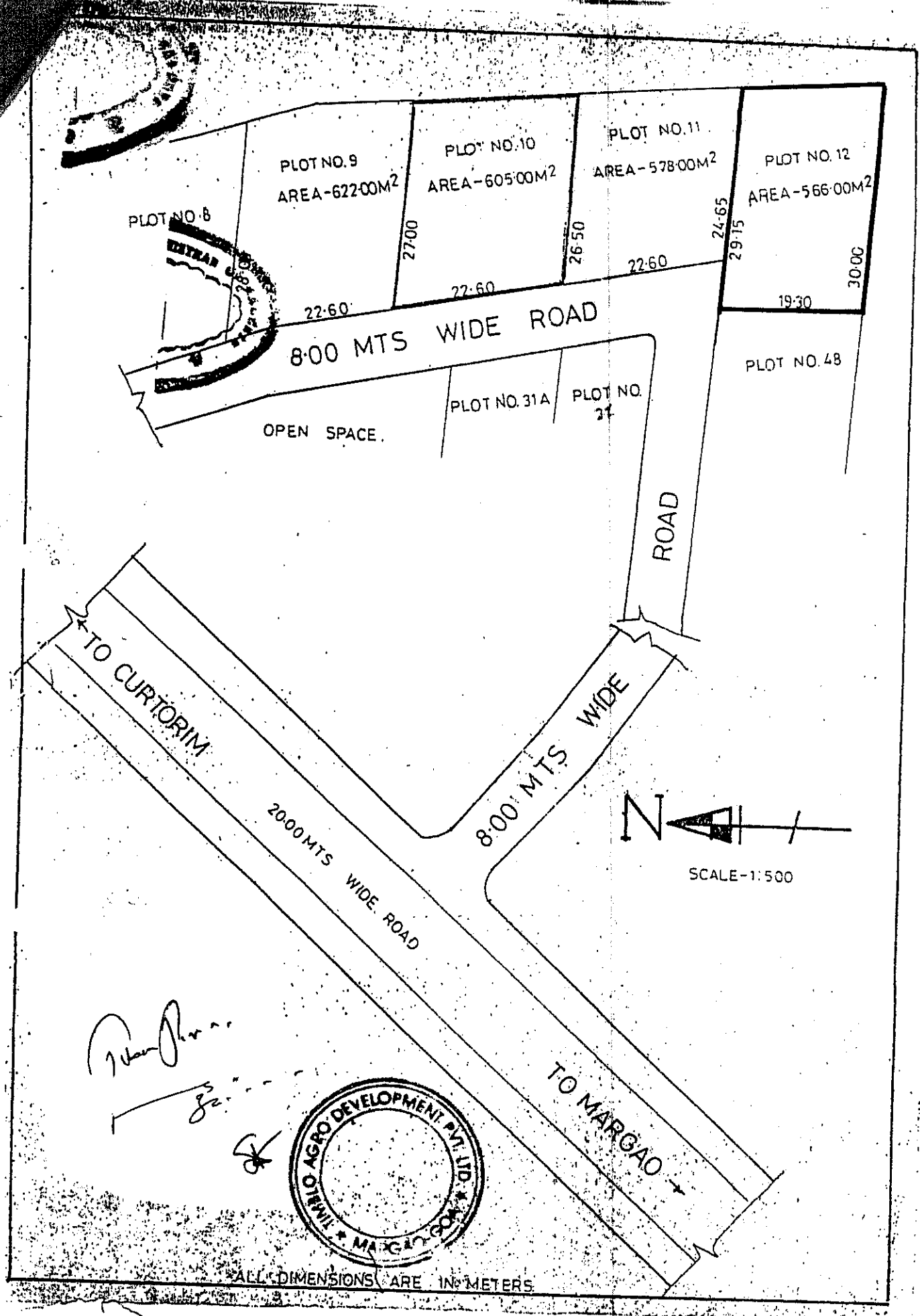
1. Name:- GAUTAM DILIP SANKHAR

Address:- H.N. 225 SANTWAVE - GOA. PIN 403710

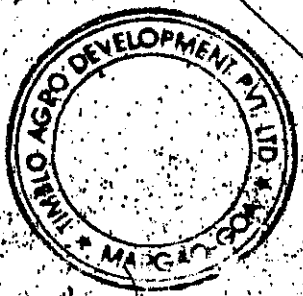
2. Name:- Pooja Chandan Georale

Address: H.No. - 512, Baram - Durgam - Goa
403703





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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Oct-2020 12:10:10 pm

Document Serial Number :- 2020-MGO-2782

Presented at 12:10:02 pm on 15-Oct-2020 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	218000
2	Registration Fee	155650
3	Mutation Fees	1000
4	Processing Fee	490
Total		375140

Stamp Duty Required :218000

Stamp Duty Paid : 218000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TABASSUM PARVEEN ALI ,S/o - D/o Daughter Of Late Mohammad Safiulla Age: 35, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - SF-1, Second Floor, Heramb Appt. Opp. Canara Bank, Aquem Margao Goa,, Address2 - Margao Goa, PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY T F C ALBERTO ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - H, Address2 - , PAN No.: [REDACTED]			
2	TABASSUM PARVEEN ALI ,S/o - D/o Daughter Of Late Mohammad Safiulla Age: 35, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - SF-1, Second Floor, Heramb Appt. Opp. Canara Bank, Aquem Margao Goa,, Address2 - Margao Goa, PAN No.: [REDACTED]			
3	MOHAMMAD BAKKAR ALI ,S/o - D/o Shaikh Kawsar Ali Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - SF-1, Second Floor, Heramb Appt. Opp. Canara Bank, Aquem Margao Goa,, Address2 - Margao Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pooja Chandru Gaonkar, 25 , ,8007836371 , ,Advocate , Marital status : Unmarried 403705, Barcem Quepem Goa, Barcem Quepem Goa Barcem, Quepem, SouthGoa, Goa			
2	Gautam Dilip Sansgiri, 39 , ,9225538010 , ,Advocate , Marital status : Married 403710, Sancolem Mormugao Goa, Sancolem Mormugao Goa Sancoale, Mormugao, SouthGoa, Goa			



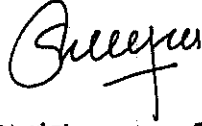

Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
Salcete

Document Serial No:-2020-MGO-2782

Book :- 1 Document

Registration Number :- **MGO-1-2704-2020**

Date : 15-Oct-2020



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

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Sub Registrar
Salcete