

NKGSB CO-OP BANK LTD,
Ponda, Goa Branch

Poudi
Officer/Manager

356/19

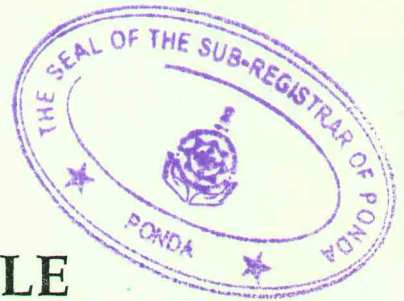
NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kaziwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/8/2006-RD(PART)

भारत 17724 NON JUDICIAL गोवा
133883 MAR 16 2019
zero one four seven zero zero zero 10:00
R.0147000/- PB6651
INDIA STAMP DUTY GOA

Purchaser Name ~~Hum Infa Pvt. Ltd~~

Abdul Rauf Muzawar Kullam 



DEED OF SALE

Abhej Kerkar  

This Deed of Sale is made and executed at Ponda, Goa on this 16th day of the month of March in the year Two Thousand Nineteen (16/03/2019).

BETWEEN

Mr. ABHAY JAIRAM VEREKAR, son of Jairam J. S. Verekar, aged about 58 years, businessman, holding Pan Card No. [REDACTED] Mobile No. [REDACTED] holding Aadhaar Card No. [REDACTED] and his wife;

Mrs. RESHMA ABHAY SHET VEREKAR, wife of Abhay Verekar, aged about 46 years, married, housewife, holding Pan Card No. GUQPS3798D, holding Aadhaar Card No. [REDACTED] Mobile No. [REDACTED] both Indian Nationals, both resident of H.No. 121/23/32, Panditwada Upper Bazar, Ponda Goa; hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include all their heirs, legal representatives, administrators, executors and assigns) of the FIRST PART

AND

M/S. Hum Infra Pvt. Ltd, a private limited company, established under Indian companies Act 2013, holding Pan Card No. [REDACTED], having its registered office at #7, 1st Floor, Hum Twin Tower, Opp. Union Bank of India, Kaziwada, Ponda Goa 403401 represented herein by its authorized Director **Mr. Abdul Rauf Muzawar Mullam**, son of Mulam Abdul Gafar Muzavor, holding Pan Card No. [REDACTED], holding Aadhaar Card No. [REDACTED]; Mobile No [REDACTED], hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the SECOND PART.

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AND WHEREAS **the VENDORS** purchased the said Plot vide Deed of Sale dated 15/02/1985 duly registered in the Office of the Sub-Registrar of Ponda under Reg. No. 91 at pages 264 to 271 of Book No. I, Vol. No. 103 dated 04/06/1987 which Deed was executed in their favour by the erstwhile owners Mrs. Hirabai Ramanata Prabhu;

AND WHEREAS **the VENDORS** are intending to sell unto **the PURCHASER** and **the PURCHASER** is intending to purchase from **the VENDORS**, the said **PLOT A-1**, admeasuring 584 sq. mts., which Plot is found fully described in **SCHEDULE-I** hereinafter appearing.

NOW THIS DEED WITNESSES AS UNDER:

1. For a total price consideration of Rs. 49,00,000/- (Rupees Forty Nine lakhs Only) **the VENDORS** do hereby convey, sell and transfer by way of absolute sale UNTO **the PURCHASER**, the said **PLOT A-1**, admeasuring 584 sq. mts., which Plot is found fully described in **SCHEDULE-I** hereinafter appearing, free of all encumbrances, so that **the PURCHASER** shall HOLD, HAVE, ENJOY and POSSESS the said plot, along with all the rights, interests, easements, benefits, advantages, privileges, hereditaments, etc. available to the said plot or to the owner thereof and along with all that is situated therein, from today and forever as the absolute owner thereof.
2. **The VENDORS** do hereby acknowledge to have received from **the PURCHASER** the said consideration amount of Rs. 49,00,000/- (Rupees Forty Nine lakhs Only) vide cheque No. 414572 and 414573 drawn on State Bank of India, Ponda Branch and accordingly **the VENDORS** do hereby discharge **the PURCHASER** from the liability of payment of the said consideration amount.



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[Signature]

3. **The VENDORS** do hereby covenant with **the PURCHASER**, the following:

- (i) That they are the exclusive owners in possession of the said Plot hereby sold and every part thereof, and that they have clear, unencumbered and valid title to the same and every part thereof and their title thereto is subsisting and valid at the time of execution of this Deed;
- (ii) That the said Plot hereby sold is free from all encumbrances, whatsoever;
- (iii) That there are no other person/s having any right or interest, whatsoever, to the said Plot hereby sold or any part thereof;
- (iv) That the said Plot hereby sold or any part thereof, is not subject matter of any seizure, attachment or order restraining transaction or transfer, of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;
- (v) That the said Plot hereby sold is not the subject matter of any litigation, mortgage, agreement with third parties, seizure, attachment or any restrictive order of the Court or any lawful Authority;
- (vi) That the said Plot hereby sold or any part thereof, is not the subject matter of any notification under Land Acquisition Act or any law for the compulsory acquisition of the lands;
- (vii) That the said Plot hereby sold is not the subject matter of any tenancy rights, mundkarial rights or any contractual or statutory rights in favour of any person;



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- (viii) That the title of **the VENDORS** to the said Plot hereby sold is free, clear and marketable;
- (ix) That there are no dues payable to the Government or any other authorities against the said Plot hereby sold;
- (x) That **the PURCHASER** may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess and enjoy the said Plot hereby conveyed without any interruption or disturbance either by **the VENDORS** or any other person or persons claiming through or under them or without any unlawful disturbance or interruption from any person whatsoever.
- (xi) That in case **the PURCHASER** is deprived of enjoyment of the said Plot or any part thereof due to defect in title of **the VENDORS**, they **the VENDORS** shall compensate **the PURCHASER** from and against all losses, costs, damages and expenses **the PURCHASER** may suffer or incur on that account.
- (xii) That **the VENDORS** shall fully indemnify **the PURCHASER** against any claims by the third party of whatsoever nature or by persons claiming through **the VENDORS**, over or against the said Plot.
4. **The VENDORS** do hereby assure **the PURCHASER** that they have not sold the said property and the structures to any third person and/or that they have not created any charge in favour of any Bank and/or Financial Institution nor have created any Third Party rights in any manner against the said property and the structures and they do hereby indemnify **the PURCHASER** against any third party claim if made against the said property and the structures, which claim/s, if any, shall be settled by **the VENDORS** at their own costs without disturbing the possession of **the PURCHASER**.



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[Handwritten signature]

5. That **the VENDORS** shall execute all documents which may be found necessary by him to be executed for conferring or confirming proper and better title of the Plot hereby sold in favour of **the PURCHASER**, or for transferring all or whatever records in respect of the plot hereby sold, exclusively in the name of **the PURCHASER**.
6. **The VENDORS** do hereby state that they do not belong to SC/ST community and further they do hereby give their no objection for **the PURCHASER** to carry out mutation of the said plot and get the name of **the PURCHASER** enrolled in the survey records of the said Plot.
7. **The VENDORS** have handed over the vacant possession of the said Plot to **the PURCHASER** and have delivered all original title deeds pertaining to the said Plot.
8. The market value of the said Plot hereby sold is Rs. 49,00,000/- (Rupees Forty Nine lakhs Only).
9. For the purpose of present Sale necessary NOC dated 23/01/2019 is obtained from the Office of the South Goa Planning & Development Authority, SGPDA/R/3148/251/18-19.



SCHEDULE-II

(Description of the plot hereby sold)

All that Plot of land identified as **PLOT A-1**, admeasuring 584 sq. mts., forming part of Survey No. 129/1 of Village Ponda, erstwhile formed out of PLOT-A of the property named GORBHATA alias PALMAR DE HARDICHEM MOLLE AO SUL DE TILVASSAO, situated at Village Curti within the area and jurisdiction of Ponda Municipal Council, Taluka and Sub-District of Ponda, District of North Goa, State of Goa registered in Office of Land Registrar of Ilhas Goa under No. 7283 of Book B 19 new recorded in Land Revenue Office under Matriz No. 124.

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[Signature]

The said Plot as a separate and independent land is bounded as under:

East: by 6MH internal access road;

West: by plot A;

North: Plot B of the same property; and

South: by main road from Ponda to Betoda.

(The said plot is shown in red colour lines in the plan annexed to this Deed)

IN WITNESS WHEREOF parties hereto have set and subscribed their respective hands and signatures to this Deed on day, month and year first herein above written.

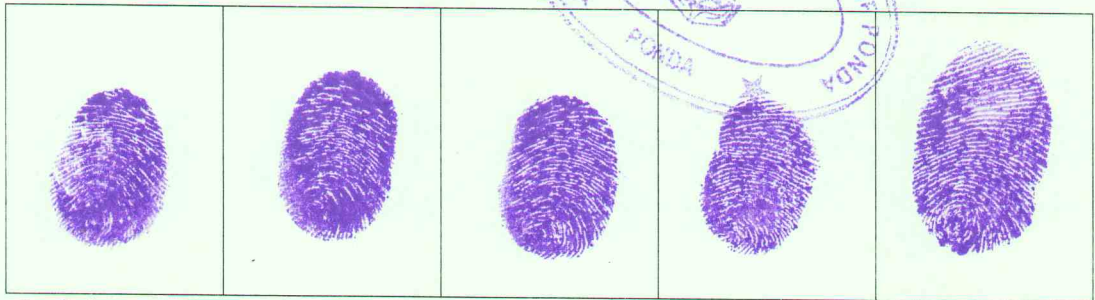


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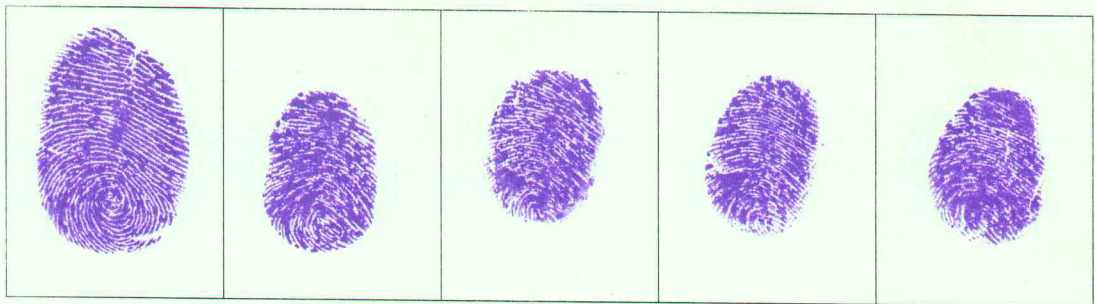


SIGNED AND DELIVERED BY **Mr. ABHAY JAIRAM VEREKAR**
THE WITHINNAMED **THE**
VENDOR 1

Abhay J. Verekar
Abhay Verekar



Left hand finger impressions of



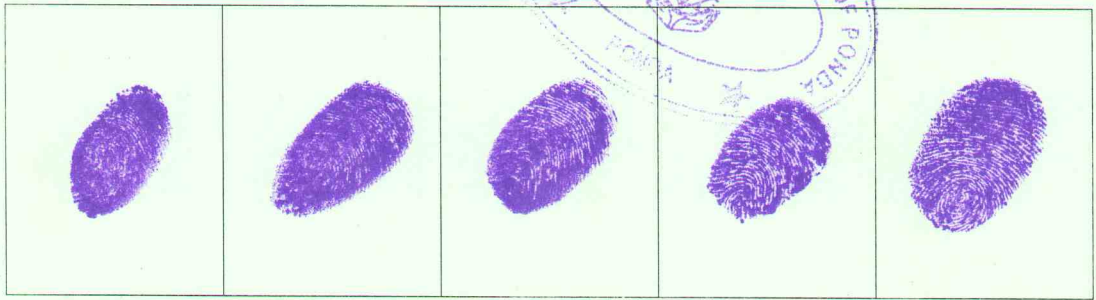
Right hand finger impressions of

Abhay Verekar R

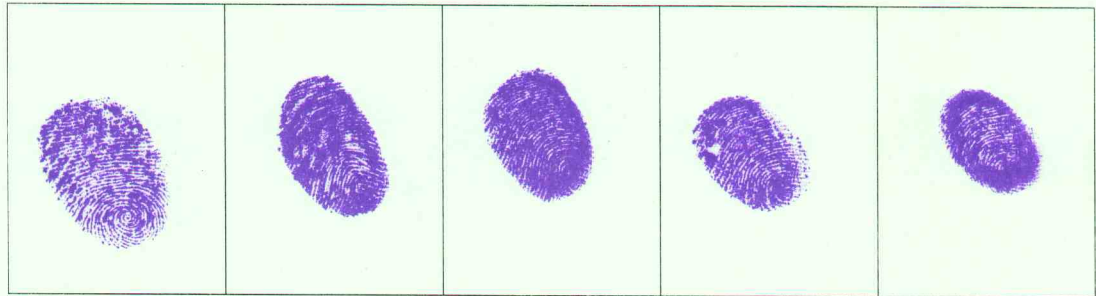
SIGNED AND DELIVERED BY **Mrs. RESHMA ABHAY SHET VEREKAR**
THE WITHINNAMED **THE**
VENDOR 2

Reshona shet verekar

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Left hand finger impressions of



Right hand finger impressions of

Abhay verekar

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SIGNED AND DELIVERED BY
THE WITHIN NAMED
PURCHASER

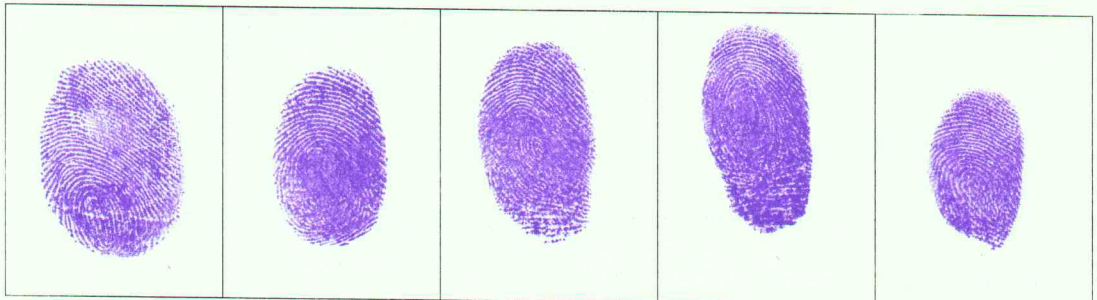
M/S. **Hum Infra Pvt. Ltd**
represented by its authorised
Director **Mr. Abdul Rauf Muzawar**
Mullam



Abdul Rauf Muzawar Mullam



Left hand finger impressions of



Right hand finger impressions of

WITNESSES:

1. Name: Adv. Manoj R. Bhandankar

Address: Dhawalim, Ponda Goa

Signature: *Manoj R Bhandankar*

2. Name: Mulam Abdul Munaf Muzavor

Address: Nagamasjid, Ponda Goa

Signature: *Mulam Abdul Munaf Muzavor*

Abhey Venek

Abdul Rauf



PLAN

SHOWING PLOT NOS.A1 IN THE PROPERTY BEARING
SURVEY NO.129/1(PART) SITUATED AT PONDA VILLAGE OF
PONDA TALUKA

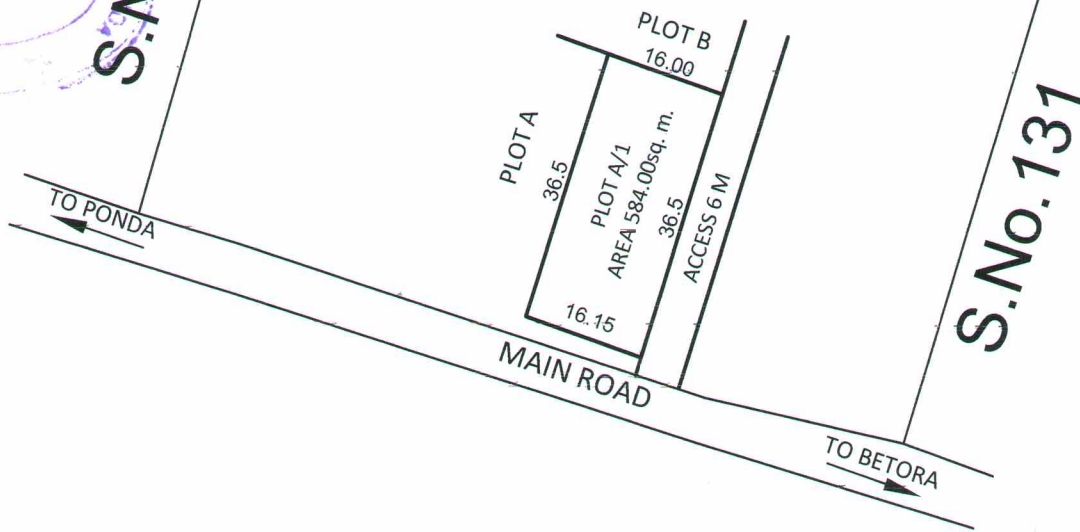


SCALE:1:1000



S.No.128

S.No.129/1



Abhay Nandekar R [Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Apr-2019 10:04:53 am

Document Serial Number :- 2019-PON-356


Presented at 10:04:20 am on 01-Apr-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda 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	240
Total		246240

Stamp Duty Required : 147000

Stamp Duty Paid : 147000

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	 <p>Abdul Rauf Muzawar Mullam ,S/o - D/o Age: , Marital Status: , Gender: , Occupation: , Address1 - Office No. 7, first floor, Hum Twin Towers, Opp. Union Bank, Ponda Goa, Address2 - , PAN No.: [REDACTED]</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Abhay Jairam S Verekar ,S/o - D/o Jairam S Verekar Age: 58, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Panditwada, Ponda Goa, Address2 - , PAN No.: [REDACTED]</p>			
2	<p>Reshma Abhay Shet Verekar ,S/o - D/o Prabhakar Mulve Age: 47, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - Panditwada, Ponda Goa, Address2 - , PAN No.: [REDACTED]</p>			
3	<p>Abdul Rauf Muzawar Mullam ,S/o - D/o Age: , Marital Status: , Gender: , Occupation: , Address1 - Office No. 7, first floor, Hum Twin Towers, Opp. Union Bank, Ponda Goa, Address2 - , PAN No.: [REDACTED]</p>			

Witness:

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

1	Mulam Abdul Munuf Muzawar, 57 , ██████████ , Business , Marital status : Married 403401 Curti, Ponda, SouthGoa, Goa			
2	Manoj Bhandankar, 48 , , ██████████ , Advocate , Marital status : Married 403401 Queula, Ponda, SouthGoa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA



Document Serial No:-2019-PON-356

Book :- 1 Document
Registration Number :- **PON-1-350-2019**
Date : 01-Apr-2019



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

**SUB - REGISTRAR
PONDA**

