

(Rupees Two Lakhs Forty five thousand Only)

For CITICREDIT CO-OP BANK LTD.



Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SINHA BIKASH CO-OP, RESG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD



भारत 27278 NON JUDICIAL गोज
147421 JUL 03 2019
13:23
Rs.0245000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser: Sandip Hagesh Naik



DEED OF SALE

1

peena

Hagesh

ST

THIS DEED OF SALE is made and executed on this 03rd day of the month of JULY, in the year TWO THOUSAND AND NINETEEN at Margao, Goa. (03/07/2019).



BETWEEN

1. **Mrs. FILOMENA JOSEFINA DIAS**, Daughter of Joao Xavier Da costa age 69 years, wife of Mr. Tomas F. Dias, housewife, Indian National, with PAN Card No. [redacted] AADHAAR Card No. [redacted] and her husband
2. **Mr. TOMAS FRANCISCO DIAS**, age 77years, Son of Mateus Dias, Retire, Indian National, with PAN Card No [redacted] AADHAAR Card No. [redacted] both resident of House No.938, Tomeena Lace, Moddi, Navelim, Salcete Goa, hereinafter referred to as the "**VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART**.

AND

1. **MR. SANDIP NAGUESH NAIK** alias **MR. SANDIP NAGESH NAIK**, son of Mr. Nagesh Naik alias Naguesh Naik, aged 50 years, married, businessman, sole proprietor of M/s Master Construction, Indian National, holding PAN Card No. [redacted] holding Aadhaar Card No. [redacted] Email:- sandeep.naik91@yahoo.com, Mob.: 9822147911, resident of House No. 462/C, Shantinagar, Aquem- Baixo, Salcete, Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be

deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART**.



ALL THE PARTIES TO THIS DEED ARE INDIAN NATIONALS.

WHEREAS Smt. Maria Elva Nascimento Custodiana, and her husband Shri Jack Dias, were owner of the property, known as "DEPUTA or NATIBATA" without any special Name, both situated at Borda, Margao, Salcete, Taluka, Sub-District of Salcete District of Goa, jointly as one plot, and described in the land Registry of Salcete under No.11183 New Series, and under No.26033 New Series, respectively and that the property jointly together as one plot is also described in the land Revenue office of Salcete Surveyed under Chalta No.6 of P.T. Sheet No.173, Taluka under Matriz No.690 with boundaries as follows:

On the North: Property of Francisco Miranda

On the South: Land reserved for road and beyond that, property of Prabhakar Foto Dessai

On the East: property of Joaquim Piedade Cunha

On the West: Land reserved for Road, measuring 3 meters and 9cms. Towards extreme South and 2 meters and 10 Cms. towards North.

AND WHEREAS the said property having measurement towards NORTH 32.25 meters, towards SOUTH 29.60 meters, towards EAST 67.90 metres and towards WEST 79.05 meters totaling an area of 2,389.48 sq. mtrs (Hereinafter referred to as the '**SAID WHOLE PROPERTY**').)

AND WHEREAS the **SAID WHOLE PROPERTY** was divided into three Divisions which has been approved by the Town Planning

Peena

Formal

87



Committee, Panaji, under their letter No. DJ/639/1557/69, dated 21.10.69 and No Objection Certificate to that effect issued by the Municipality of Salcete, Margao, under letter No.R.C.1026, dated 12.11.1969, and Whereas one of the divisions of the said property marked "A" with area admeasuring 692 sq. mtrs

AND WHEREAS the said Plot "A" as a distinct property has the following boundaries:

On the North: One of the divisions of the property which is marked "B" on the plan is being sold to smt. Conceicao socorina Fernandes of Agonda, Canacona, measuring 31.25 meters.

On the South: Land reserved for road and beyond that property of Prabhakar Foto Dessai, measuring 29.60 meters

On the East: Property of Joaquim Piedade da Cunha measuring 20.35 meters

On the West: Land reserved for road, measuring 27 meters.

The total area covered by Plot "A" is 692 sq.mtrs. Meters as per attached plan (hereinafter referred to as the 'SAID PLOT' A').

AND WHEREAS the VENDORS are the exclusive owner's of the 'SAID PLOT' A'. by Virtue of Deed of Sale dated 27/6/1988, duly Registered before sub -Registrar of Salcete 471, at pages 34 to 46, Book No. I, vol. no. 67, on 21/3/89.

Peena *Amal*

87



AND WHEREAS the PURCHASER is into the Business of real estates approached the VENDORS, with intention of purchasing the SAID PLOT in order to develop the SAID PLOT by constructing a multi storied complex for total consideration of Rs, 70, 00,000/- (Rupees SEVENTY LAKHS Only).

AND WHEREAS the PURCHASER has paid an advance amount of Rs. 10,00,000/- (Rupees TEN LAKHS Only) vide cheque bearing No. 650049, dated 09/05/2019 drawn on State Bank of India, Margao Goa Branch to the VENDORS, as a part of token in order to finalize the deal.

AND WHEREAS the PURCHASER is now paying the balance amount of Rs. 59, 30,000/- (Rupees Fifty Nine lakhs Thirty Thousand Only, after deducting 1% of TDS paid by the Purchaser) by way of four cheques, drawn on State Bank of India, ADB, Margao, three cheques amounting to Rs. 15,00,000/- (Rupees Fifteen lakhs Only) serially Numbered 650070,71,& 72, and one cheque number 650069 amounting to Rs. 14,30,000)

AND WHEREAS it is also agreed by the VENDORS that they will not divide nor sell or dispose by any means the SAID PLOT to any third party.

AND WHEREAS the PURCHASER has now requested the VENDORS to sell and transfer him the SAID PLOT by way of executing a deed of sale to the SAID PLOT for total consideration of Rs. 70, 00,000/- (Rupees Seventy Lakhs only).

AND WHEREAS the parties hereto desire to complete the sale by execution of this deed of Sale

Deena Jomdy

BT



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

UNDER:

1. In pursuance of the aforesaid mutual agreement and in total consideration of the sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) paid by the PURCHASER to the VENDORS, the receipt whereof the VENDORS do hereby admit and acknowledge to the PURCHASER, as the absolute and exclusive owner of the SAID PLOT, hereby absolutely and wholly grant, **SELL, ASSIGN, CONVEY, TRANSFER AND RELEASE**, unto and in favour of PURCHASER the SAID PLOT so that the PURCHASER, for all times hereinafter shall **HOLD, HAVE, POSSESS & ENJOY** the **SAID PLOT** hereby sold free of all encumbrances, charges & liens, together and all that is situated therein and along with all rights, interest, advantages, benefits, privileges, easement, etc; available to the SAID PLOT hereby sold or to the holder thereof, free from any claims, demands, objections, obstructions, impediments, whatsoever either raised by the person or party claiming through the VENDORS or any of them or their predecessor-in-title or from whomsoever.
2. The VENDORS do hereby acknowledge and affirm to have received from the PURCHASER the price consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only) in the following manner and the VENDORS herewith give complete discharge to the PURCHASER in respect of the said amount as mentioned under:
 - (a) Cheque drawn on State Bank of India, ADB, Margao, amounting to Rs. 14,30,000/- (Rupees Fourteen lakhs Thirty

Peena

Forwards

87

Thousand Only) Numbered 650069.(after deducting Rs. 70,000/- towards TDS)



(b) Cheque drawn on State Bank of India, ADB, Margao, amounting to Rs. 15,00,000/-(Rupees Fifteen lakhs Only) Numbered 650070.

(c) Cheque drawn on State Bank of India, ADB, Margao, amounting to Rs. 15,00,000/-(Rupees Fifteen lakhs Only) Numbered 650071.

(d) Cheque drawn on State Bank of India, ADB, Margao, amounting to Rs. 15,00,000/-(Rupees Fifteen lakhs Only) Numbered 650072

3. The PURCHASER hereby acknowledges that he has inspected the title documents provided by the VENDORS, and the PURCHASER is fully satisfied with the title of the VENDORS as per the documents provided to the SAID PLOT, The PURCHASER is satisfied that the VENDORS have a good, clear and marketable title and have an absolute right to sell the SAID PLOT upon verification of documents AS PROVIDED BY THE vendors, further the PURCHASER hereby admits and acknowledges that he has inspected the SAID PLOT and its boundaries thereof.
4. The VENDORS have delivered unto the PURCHASER exclusive and vacant possession of the SAID PLOT and the PURCHASER has taken the possession of the SAID PLOT
5. The VENDORS covenant with the PURCHASER as under:

Peena

Foundry
7

BT

- a. That the SAID PLOT hereby transferred is absolutely and exclusively owned by the VENDORS and that no third party has any right, interest or claim, of whatsoever nature, in the same.



- b. The VENDORS are exclusive owners in possession and enjoyment of the SAID PLOT and that the SAID PLOT hereby sold, or any part thereof, is not the subject matter of any notification or proceedings under the Land Acquisition Act, or any other law for the compulsory acquisition of the lands.

- c. That the SAID PLOT hereby sold or any part thereof is not the subject matter of any agreement of transfer with any third parties prior to execution of this Deed.

- d. That there are no litigations or legal proceedings of any nature pending in any court or the tribunal in respect of the SAID PLOT.

- e. That the TDS @ 1% amounting to Rs 70,000/- (rupees Seventy Thousand only) has been deposited in the Income Tax Account of the VENDOR No.1 in terms of section 194 A of Income Tax act, and the receipt is herewith enclosed.

- f. That no attachment or notices from the Central or State Govt. or any other local body or authority under any Municipal Act, or any other Act or legislative enactment, Govt. Enactment, Govt. ordinance and or notification including any notice proceedings or acquisition or requisition had/has been issued and served upon the VENDORS in respect of the SAID PLOT.

Peena

Sharma

BT

g. That the title of the VENDORS in respect of the SAID PLOT hereby sold and every part thereof, is free, clear and marketable and that the VENDORS are fully entitled to affect the sale hereby made.

h. That there are no revenue or other outstanding against the SAID PLOT hereby sold or any part thereof;

6. The VENDORS shall at the request and cost of the PURCHASER immediately do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever, for further and more perfectly conveying and assuring the SAID PLOT hereby sold and every part thereof, in favour of the PURCHASER, according to the true intent and meaning of this Deed.

7. 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 VENDORS or any other person or persons claiming through or under them and the VENDORS covenant to sale harmless and keep indemnified the PURCHASER or against all encumbrances, charges and equities whatsoever..

8. The VENDORS hereby accord and convey their CONSENT and NO OBJECTION to include the name of the PURCHASER as OWNER thereof in the relevant column of Form "D" of Chalta No. 6 of P.T Sheet No. 173 of Margao City Survey for the area admeasuring 692 SQ. MTRS.

Peena

Jonas

87

9. The VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER do and cause to be done and executed all such further acts, deeds, things, whatsoever as may be required by PURCHASER at the cost of PURCHASER for more perfect conveying to PURCHASER the "SAID PLOT" and every part thereof and /or for recording and registering "SAID PLOT" in all government records of Rights, Land Revenue Records, Margao Municipal Council, Margao City Survey, etc. and/or for clearance of any encumbrances found on "SAID PLOT"



10. The VENDORS agree and undertakes to save harmless and keep indemnified the PURCHASER against all claims, costs, charges, losses and expanses which the PURCHASER may incur or suffer by reason of any defect in VENDORS title to the "SAID PLOT" described in SCHEDULE II hereto conveyed hereunder and or by reason of any encumbrance found on the SAID PLOT conveyed hereunder.

11. The VENDOR hereby declares that they do not belonged to any Schedule Caste or Schedule Tribes Community and the SAID PLOT herein sold does not belong to the said cast.

12. The SAID PLOT is herewith sold for Rs. 70, 00,000/- (Rupees Seventy Lakhs only) and accordingly the Stamp duty @ 3.5 % of Rs. 2, 45,000/- (Rupees Two Lakhs Forty Five Thousand Only) is hereby paid.

Peema

For me

87

13. The SAID Plot is more clearly shown in red colour boundary lines in the plan annexed to this Deed and this plan shall form an integral part of the present Sale Deed.



SCHEDULE-I

(Description of the 'SAID PLOT')

ALL THAT plot A, in the plan annexed hereto and forming part of this deed, forming integral part of the land having an area of 692 sq. mts; and is bounded as under:

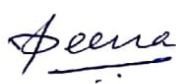
On the North: One of the divisions of the property which is marked "B" on the plan is being sold to smt. Conceicao socorina Fernandes of Agonda, Canacona, measuring 31.25 meters.

On the South: Land reserved for road and beyond that property of Prabhakar Foto Dessai, measuring 29.60 meters

On the East: Property of Joaquim Piedade da Cunha measuring 20.35 meters

On the West: Land reserved for road, measuring 27 meters.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month, and year first herein above written.





VENDORS:

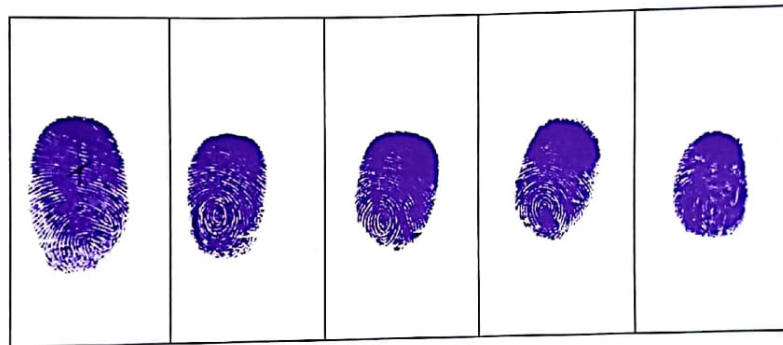
Fiomina



Fiomina

Mrs. FILOMENA JOSEFINA DIAS

Right hand finger impressions of Mrs. FILOMENA JOSEFINA DIAS



Left Hand Finger Impressions of Mrs. FILOMENA JOSEFINA DIAS



Fiomina *Josefin*

87



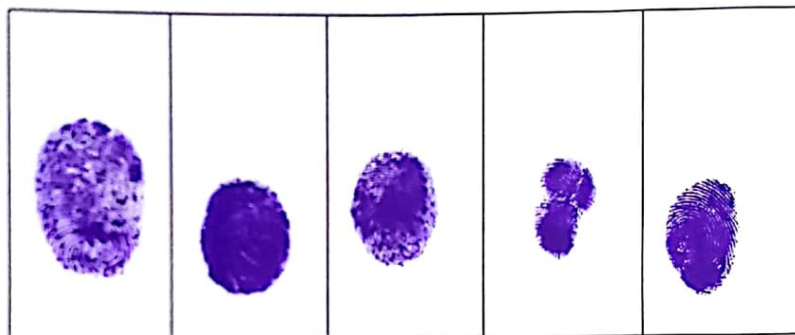
Handwritten signature



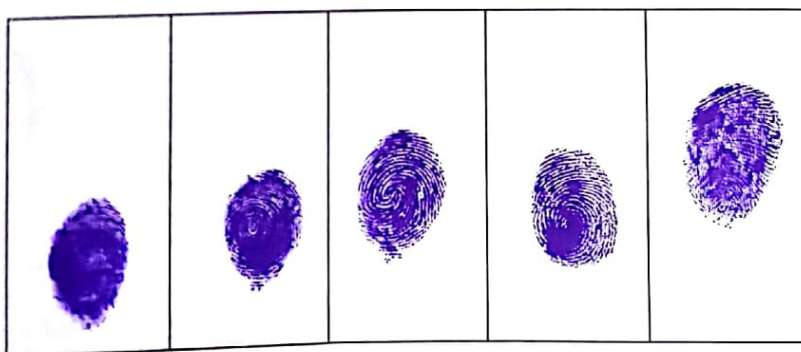
Handwritten signature

Mr. TOMAS FRANCISCO DIAS

Right Hand Finger Impressions of Mr. TOMAS FRANCISCO DIAS



Left Hand Finger Impressions of Mr. TOMAS FRANCISCO DIAS



Handwritten signatures: "Seena" and "Homan"

Handwritten signature



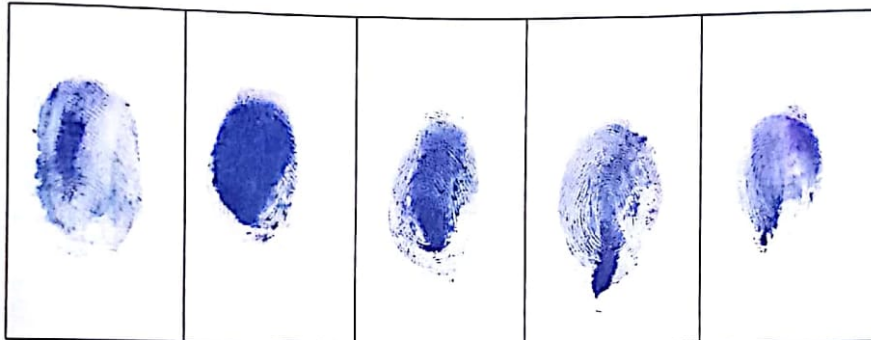
PURCHASER

[Signature]

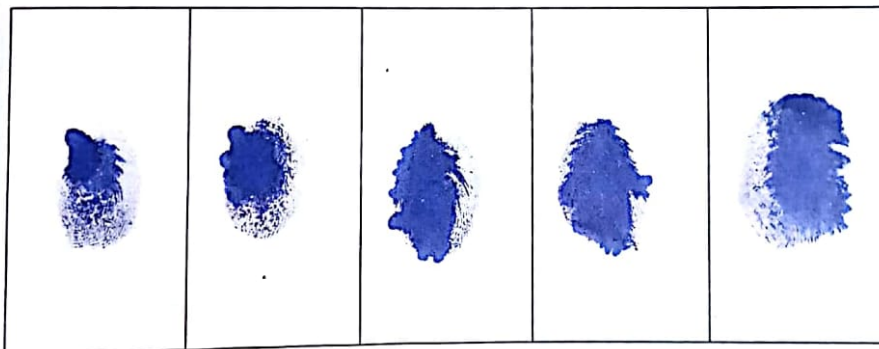


MR. SANDIP NAGUESH NAIK alias MR. SANDIP NAGESH NAIK

Right Hand Finger Impression of MR. SANDIP NAGUESH NAIK
alias MR. SANDIP NAGESH NAIK



Left Hand Finger Impression of MR. SANDIP NAGUESH NAIK alias
MR. SANDIP NAGESH NAIK



WITNESSES:

1.

Name: *U. Verencar*

Add: *Mogor Goa*

2.

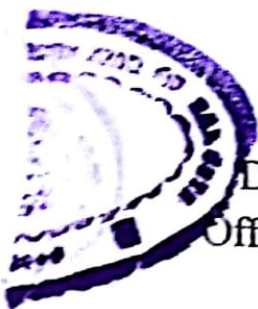
Name: *VICTOR MARIO FERNANDES*

Add: *NAVELIM DONGORIM*

peena

[Signature]

[Signature]



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

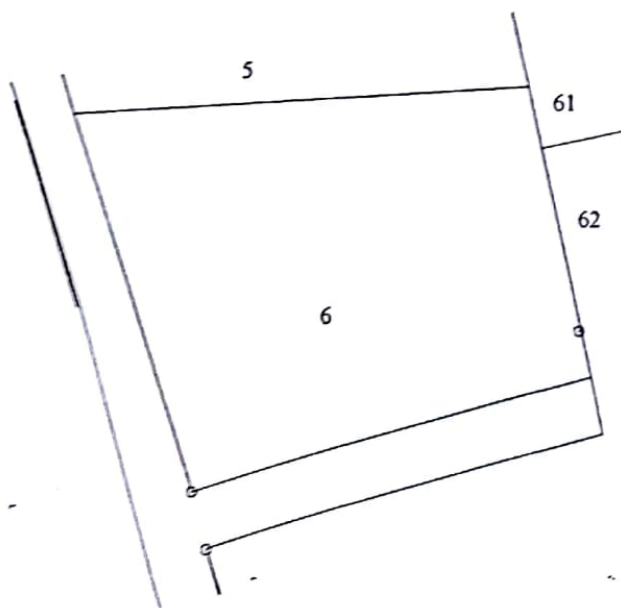
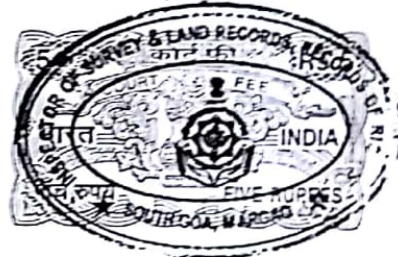


Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.173/Chalta No.6
Scale :1:500

Inward No: CMAR19-29240

[Signature]

(Sudesh K.N.Bhairseli)
Inspector of Survey & Land Records
Margao Goa



Generated By : *[Signature]* DILIP NAIK
On : 03-05-2019

[Signature] *[Signature]*

[Signature]
Compared By: K.B. Gaude



Government of Goa

Document Registration Summary 2

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

Presented at Time: - 05-Jul-2019 01:07:18 pm

Document Serial Number :- 2019-MGO-1738

Presented at 01:07:57 pm on 05-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	245000
2	Registration Fee	175000
3	Mutation Fees	1000
4	Processing Fee	530
Total		421530

Stamp Duty Required :245000

Stamp Duty Paid : 245000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDIP NAGUESH NAIK Alias SANDIP NAGESH NAIK ,S/o - D/o Nagesh Naik Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 462-C, Shanttrinagr,Auquem Baixo, salcete Goa, Address2 - , PAN No.:			

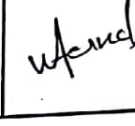
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FILOMENA JOSEFINA DIAS ,S/o - D/o Joao Xavier Dcosta Age: 69, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No.938, Tomeena Lace, Moddi, Navelim, Salcete Goa, Address2 - , PAN No.:			
2	THOMAS FRANCISCO DIAS ,S/o - D/o Mateus Dias Age: 77, Marital Status: Married ,Gender:Male,Occupation: Unemployed, Address1 - hOuse No 938, Tomeena Lace, Moddi,Navelim, Salcete Goa, Address2 - , PAN No.:			

Party Name and Address	Photo	Thumb	Signature
SANDIP NAGUESH NAIK Alias SANDIP NAGESH NAIK ,S/o - D/o Nagesh Naik Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 462-C, Shantrinagr,Auquem Baixo, salcete Goa, Address2 - , PAN No.:			

Witness:

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

Party Name and Address	Photo	Thumb	Signature
UTKARSH VERENKER, 54 , ,9511843483 , ,Advocate , Marital status : Married 403602, 117, 117 Margao, Salcete, SouthGoa, Goa			
VICTOR MARIO FERNANDES, 52 , ,9822184711 , ,Business , Marital status : Married 403707, Dongorim Navelim, Dongorim Navelim Navelim, Salcete, SouthGoa, Goa			

Sub Registrar

CUM
SUB-REGISTRAR
SALCETE

Document Serial No:-2019-MGO-1738



Book :- 1 Document
Registration Number :- **MGO-1-1691-2019**
Date : 05-Jul-2019

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

- CUM -
- REGISTRAR -