

For CITIZEN CREDITTM
CO-OP BANK LTD

CITIZEN CREDIT CO-OP BANK LTD
E-324, RUA DE O. NEM
PANAJI, GOA 40. 1001

Authorized Signatory

D-5/STW(V)/CA/35/8/2006-ED(PART-III)



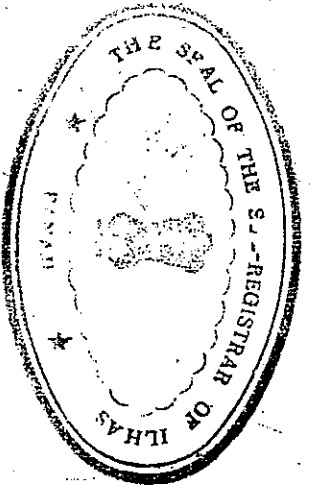
INDIA

33429 NON JUDICIAL
141297 DEC 07 2017
R. 0185000/- PB6818

STAMP DUTY

GOA

Name of Purchaser Abdul Gaffoor



3236/2017

DEED OF SALE

Arwanda Permanada

[Signature]

CITIZEN CREDIT
CO-OP BANK LTD.

CITIZEN CREDIT CO-OP BANK LTD.
E-320, RUA DE OUREN
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/6/2006-80(PART-III)



भारत
INDIA

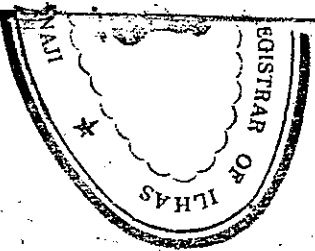
STAMP DUTY

GOA

33384 NON JUDICIAL
189297 DEC 05 2017

Rs. 0147000/- PB6818

Name of Purchaser / Abdul Gaffoor



DEED OF SALE

This Deed of Sale is made at Panaji,
Taluka Tiswadi and Registration Sub-District
of Ilhas, State of Goa, on this 7th day of March
December, 2017;

Mamankar

Amal

Abdul

Amal

BETWEEN

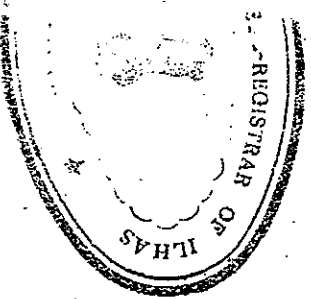
(1) Mr. BENEDITO AMBROSIO
FERNANDES, son of Ambrosio
Fernandes, age 82 years, married, Indian
National, (Adhar Card No. 6169 5679
5961) and (PAN Card No. AAKPF0718L)
and his wife;

(2) Mrs. CLARA ROSITA FERNANDES,
wife of Benedito Ambrosio Fernandes,
age 71 years, (Adhar Card No. 9533 8220
1740) and (PAN Card No. AAKPF0719M),
Indian National, both residing at
Excelsior Chambers, A Block, 2nd floor,
M.G. Road, Panaji Goa 403001;

*Fernandes**Fernandes**Q. 111*

hereinafter called "THE VENDORS"
(which expression shall unless
repugnant to the context or meaning
thereof mean and include their
respective heirs, executors,
administrators, legal representatives
and assigns) OF THE ONE PART;

AND



(1) **Mr. ABDUL GAFOOR**, Son of
Mohammed Haji, age 34 years, married,
Business, Indian National, sole
proprietor of M/s. **MANNAT INFRA
DEVELOPERS & CONTRACTORS**,
having office No. 9/10, 1st floor, "Patto
Center", Panaji, Goa 403001 (Pan Card
No. AGZPA3331R) and (Adhar Card No.
3394 9720 8700) residing at Flat No.

Abdullah

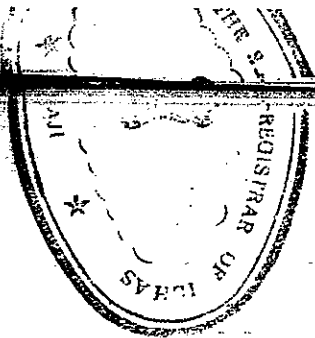
Kinnamals

Amal

A2F2, Milroc Retreat, Ribandar, Ilhas
Goa; hereinafter called "THE
PURCHASER" (which expression shall
unless repugnant to the context or
meaning thereof mean and include her
heirs, executors, administrators, legal
representatives and assigns) OF THE
OTHER PART;

WHEREAS:-

(1) The property more particularly
described in the Schedule (I) hereunder
written and hereinafter called "the said
property" was owned and possessed by
Miss Ana Sabina Filomena Paulina
Rosario De Souza, Ms. Marieta Diana



Remarks

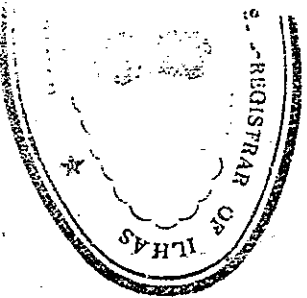
Remarks

[Signature]

Belemita Lucia De Sousa, Mr. Ernesto
Teotonio Santana Lucio De Sousa ;

(2) Said property has been sub
divided into various plots for the
purpose of residential use;

(3) Said Miss Ana Sabina Filomena
Paulina Rosario De Souza, Ms Marieta
Diana Belemita Lucia De Sousa, Mr.
Ernesto Teotonio Santana Lucio De
souse sold and transferred the plots
Nos. 4 and 9 of the said property to
Vendor No. 1, under a Deed of sale
dated 30/12/1972, which deed is
registered in the office of the sub
Registrar of Ilhas at Panaji, under Reg.
No. 254 at pages 2 to 8 Book No. 1



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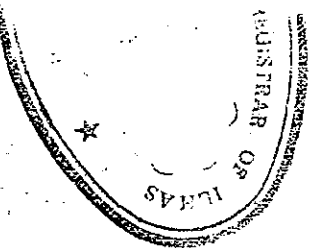
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Volume No. 75 dated 27/4/1973 and the said plots are lying adjacent to one another are together described in schedule (II) hereunder written and hereinafter jointly called "the said plot".

(4) The name of Vendor No. 1 stands recorded in the Occupant's Column in Form I & XIV in respect of survey No. 111/5 of Ella Village of which the said plot forms a part;

(5) As regards the said plot, conversion sanad granted for Residential user which

is bearing Sanad No. CNV/TIS/COLL/11/2010 dated 1/7/2011



Benavides Benavides

(6) The Vendors have now agreed to sell to the Purchaser the said plot at or for a total price of Rs.83,00,000/- (Rupees Eighty Three Lakhs only) which also represents its MARKET VALUE;

NOW, THIS DEED OF SALE WITNESSES:-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the sum of Rs.83,00,000/- (Rupees Eighty Three Lakhs only) paid by the Purchasers to the Vendor, at the time of execution of these presents paid in the manner following:-

(a) Cheque No. 401498 dated 23/11/2017 drawn on Catholic Syrian Bank at Panaji Goa Branch for Rs. 2,00,000/- (Rupees Two Lakh Only)



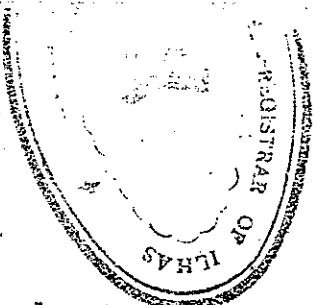
Brunilda Menon

Quint

(b) Cheque No. 401502 dated 5/12/2017
drawn on Catholic Syrian Bank at Panaji Goa
Branch Rs.10,00,000/- (Rupees Ten Lakh
Only)

(c) Cheque No. 401505 dated 7/12/2017
drawn on Catholic Syrian Bank at Goa Branch
for Rs.37,00,000/- (Rupees Thirty Seven Lakh
Only)

(d) Cheque No. 401511 dated 7/12/2017
drawn on Catholic Syrian Bank at Goa Branch
for Rs.8,50,000/- (Rupees Eight Lakh Fifty
Thousand Only), thus totaling for
Rs.57,50,000/- (Rupees Fifty Seven Lakhs Fifty
Thousand only) (the receipt of which amount
the Vendors does hereby admit and
acknowledge) and the balance amount of
Rs.25,50,000/- (Rupees Twenty Five Lakh
Fifty Thousand Only) after deducting the TDS



Thiruvananthapuram

Thiruvananthapuram

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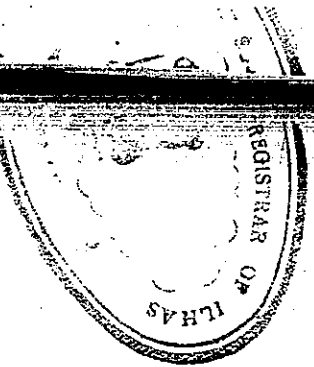
amount of 1% being Rs.83000/- (Rupees Eighty Three Thousand Only) are paid/agreed to be paid in the manner hereinafter set out the Vendors as the absolute owners of the said plot more particularly described in schedule (II) hereunder written situated at Ella Village, within local limits of Village Panchayat of Ella, Taluka Tiswadi and Registration Sub-District of Ilhas, State of Goa, do hereby convey, transfer and assure unto the purchaser by way of sale all that the said plot No. 4 and 9, together more particularly described in the schedule (II) hereunder written, which property is for better cleanness delineated on the plan thereof hereto annexed and is marked thereon with red coloured lines, and forms part of the larger property described in the Schedule (I) hereunder written, however with



Remanded

A handwritten signature in dark ink, appearing to be "D. J. D." or similar, written in a cursive style.

reservation in their favor the proportionate rights and shares in the said plots corresponding to the said flat and shop premises to be got constructed by them for themselves on the said plots in the building to be constructed thereon as hereinafter provided and further with all corresponding rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or ground hereditaments and premises or any part thereof belonging or in the said land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining with the same or any part thereof now or at any time heretofore usually held,

*P. S. S. S.**W. S. S. S.**Q. S. S. S.*

used, occupied, or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and all the rights and shares in all the estate, right, title, interest, claim and demands whatsoever at law and in equity of the Vendors into or out of or upon the said plot hereditaments and premises or any part thereof TO HAVE AND TO

HOLD ALL and singular the said land hereditaments and premises hereby conveyed, transferred and assured or intended or expressed so to be with all rights, members and appurtenances thereto (all which are hereinafter called the said premises) subject however to said reservation in favor of the Vendors unto and to the use and benefit of the purchaser forever subject to the payment of the proportionate rates, taxes, assessments,



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dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.

And that the balance consideration amount of Rupees Twenty Five Lakh Fifty Thousand after deducting one percent TDS amount that is the balance sum of Rupees Twenty Four Lakh Sixty Seven Thousand only shall be paid to Vendors by adjusting the same amount towards construction cost of one two bedroom flat of super built up area one hundred square metres and carpet area fifty nine square metres on first floor and bearing flat no. 102 and a shop on the ground floor, double height of super built up area forty five square metres and carpet area



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twenty four square metres on ground floor, facing national highway, shop no. 02 which the Vendors have required the Purchaser to construct for them on the said plot acting as their contractor in the building planned and proposed to be constructed by the Purchaser on the said plot and it is made explicitly clear that this amount is only the construction cost and not the market value of the same premises and that in case of failure on part of the Purchaser to carry out the same construction for them, they shall be entitled to get the same constructed and/or completed through any other contractor and claim compensation for default from purchaser, regarding which to record the details and specification thereof, a separate agreement is executed between the Vendors and the Purchaser today;



Bevantha Menon

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The Purchaser shall construct the said premises (flat and shop) to be allotted and constructed to the owners which is the part consideration of this deed.

The premises shall be delivered to the owners of their nominees within a period of 24 months from the date of obtaining the approved plans from Town and Country Planning Authority and Permission.

The Purchaser shall submit the plans for obtaining approvals to the concerned authorities within a period of 30 days from execution of this Deed.



The Purchaser has agreed that in any eventuality if he cannot put up the

Forwards

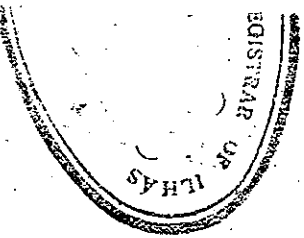
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project/scheme and decides to sell the said plots then the Purchaser shall pay the cost and damages to the tune of rupees one crore as mentioned in the separate agreement executed on 16/12/2017 and only then shall convey the said property to any third person.

The stamp duty and registration charges to convey the said flat and shop in favor of the vendors/or their nominee shall be borne by the Vendors.

And the Vendors do hereby for themselves or their executors, administrators, covenant with the purchaser as under:-

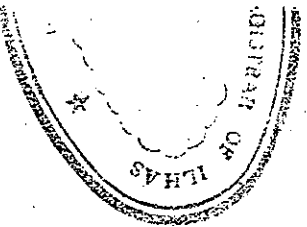
THAT the Vendors now have in themselves good right, full power and absolute authority



Purnendu Hernandez

to convey, transfer and assure the said plot hereby conveyed, transferred and assured or intended so to be unto and the use of the purchaser in the manner aforesaid.

And that it shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly hold, enter upon, have, occupy, possess and enjoy the said plot hereby conveyed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming or to claim by from under in trust for them or any of them.

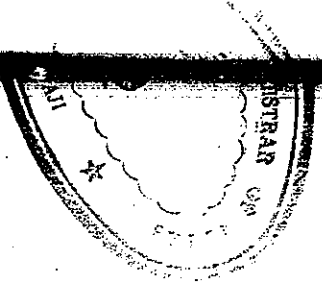


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[Signature]

And that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them.

And further that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby

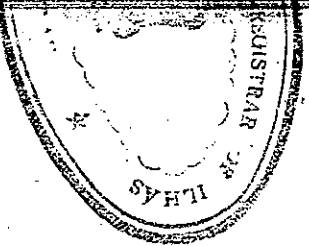


Heronada Heronada

Only

granted, conveyed, transferred and assured or any part thereof, by from under or in trust for them the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting the said plot unto and to the use of the Purchaser his successors or assigns or his counsel-in-law in the manner aforesaid;

And that the Vendors have no objection for carrying out of mutations in survey records in favour of the Purchaser in survey records and also for separation of holdings.

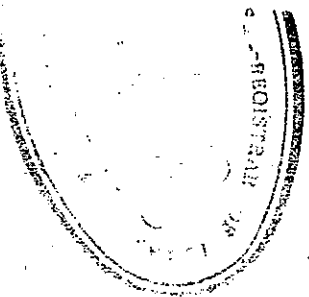


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Ramadas

And that the possession of the said plot is handed over to the Purchaser today.

The Vendors do not belong to any Schedule Caste or Schedule Tribe, as per notification bearing No. RD/LND/LRC/318/77 dated 24/8/1978 and Circular No. 16/4/2011-RD dated 6/6/2011 issued by the Government of Goa.



The TDS amount of 1% amounting to Rs.83,000/- (Rupees Eighty Three Thousand Only) have been so deducted from the consideration amount of Rs.83,00,000/- (Rupees Eighty Three Lakh Only) and has been paid and posited as required under the law and the challan regarding the said deposit to produced along with the present deed.

Remands Remands

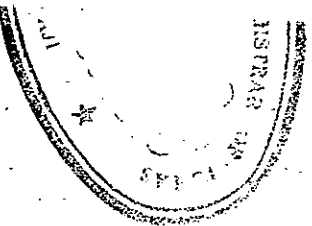
Remands

IN WITNESS WHEREOF THE PARTIES
HERETO HAVE SIGNED THESE PRESENTS ON
THE DAY, DATE, YEAR AND PLACE FIRST
HEREIN ABOVE WRITTEN:

SCHEDULE (D) HEREINABOVE REFERRED TO

(Description of the property)

All that property known as "SAO TOME" also
known as "CAMBALMARICHEM", situated at
Sao Tome, Ella Old Goa, within the limits of
Village Panchayat of Corlim, earlier and now
falling in Ella Old Goa Village Panchayat,
Taluka Tiswadi and Sub District of North Goa,
State of Goa, described in the Land
Registration Office under No. 19583 at page 83
of Book B-52 (new) and enrolled in the Taluka
Revenue Office under No. 216 surveyed under



Bernardo Bernardes

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survey No.111/5 of Village Ella and is bounded
as under:-

East:- By public road;

West:- By the properties belonging to Joaquin
Paulo Fernandes and Rama Sunarcarr;

North:- By the P.W.D. road - Panajim - Ponda;

South:- By the paddy field;



SCHEDULE (II) HEREINABOVE REFERRED TO

(Description of the plot agreed to be sold)

All those plots bearing Plot Nos. 4 and 9
totally admeasuring 1275sq. mts in area and
forming a part of the property described in

Fernandes Fernandes

Card

schedule (I) hereinabove, which plot is bounded as follows:-

East:- By Plot Nos. 5 and 10;

West:- By Plot Nos. 3 and 8;

North:- By P.W.D. road- Panjim Ponda;

South:- By proposed road;

The Plots are for better clearness delineated on the plan thereof hereto annexed and is marked thereon with red coloured lines.

Forwards

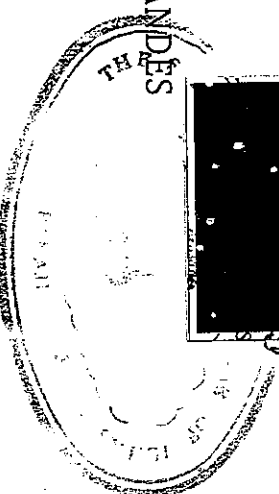
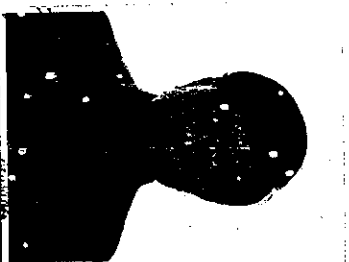
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SIGNED, SEALED AND DELIVERED

By the withinnamed "THE VENDORS"

(1) Mr. BENEDITO AMBROSIO FERNANDES







Remarks



L.H.F.P.



R.H.F.P.

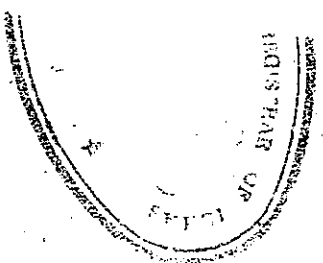
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Fernandes Fernandes

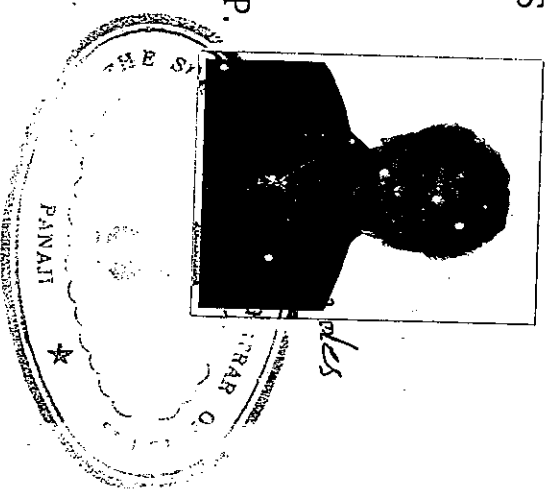
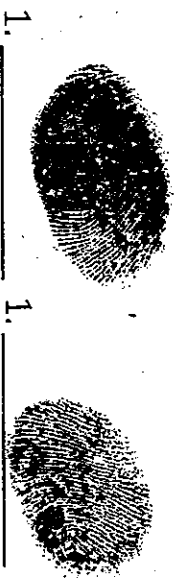
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(2) Mrs. CLARA ROSITA FERNANDES

Fernandes

L.H.F.P.

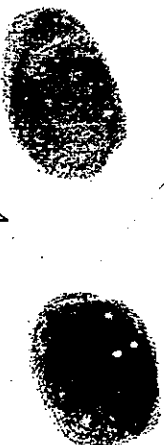
R.H.F.P.



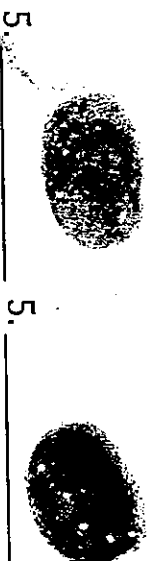
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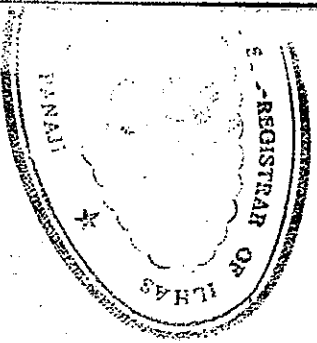
3. _____ 3. _____



4. _____ 4. _____



5. _____ 5. _____



Fernandes Fernandes

Clara

SIGNED, SEALED AND DELIVERED

By the withinnamed "THE PURCHASER"



Mr. ABDUL GAFOOR



Through sole proprietor of M/s. MANNAT
INFRA DEVELOPERS & CONTRACTOR







L.H.F.P.



R.H.F.P.

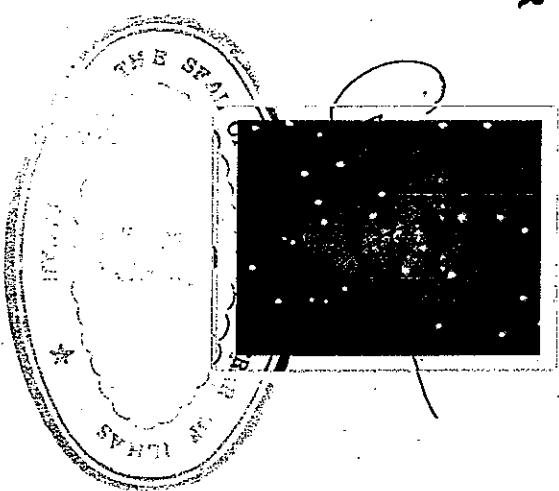
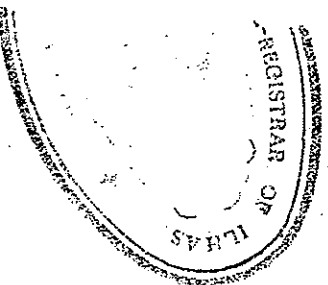
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In the presence of:-

1. DIXON, K. S. Dm k. S.

2. KARNAL SHETYE ~~Handwritten signature~~

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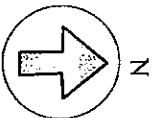


28



GOVERNMENT OF GOA
Office of Inspector of Survey and Land Records
PANAJI-GOA

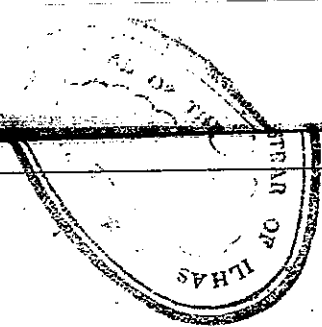
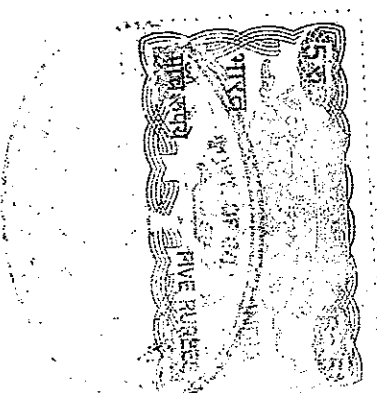
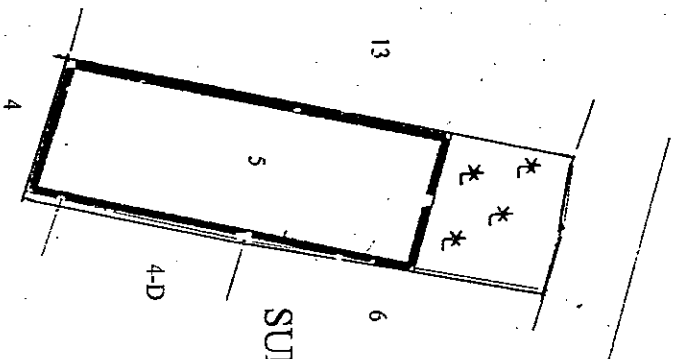
Inward No. 9641



Plan Showing plots situated at
Village : ELLA
Taluka : TISWADI
Survey No./Subdivision No. : 111/5
Scale : 1:1000

dhia
Asst Survey & Settlement Officer
Panaji

— LAND CONVERTED



Generated By:-ADAR SAWANT (DMan Gr. II)
On: 30-10-2017

Bernardus Hernandez

Amal

Paalvender

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Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 18-12-2017 12:00:47 PM

Document Serial Number : 3236




Presented at 11:24:00 AM on 18-12-2017 in the office of the Sub-Registrar (Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	249000.00
2	Processing Fees	430.00
	Total :	249430.00

Stamp Duty Required: 332000.00

Stamp Duty Paid: 332000.00




Abdul Gafoor presenter

Name	Photo	Thumb Impression	Signature
Abdul Gafoor, S/o Mohammed Haji, Married, Indian, age 34 Years, Business, r/o Flat no. A2/F2, Milroc Retreat, Ribandar, Ilhas Goa. Pan no. AGZPA3331R Proprietor of M/S Mannat Intra Developers and Contractors Office at 9/10, 1st floor, Patto Centre, Panaji Goa 403001			

Endorsements



Executant

1. Benedito Ambrosio Fernandes, S/o Ambrosio Fernandes, Married, Indian, age 82 Years, Land Lord, r/o Excelsior Chambers, A Block, 2nd floor M.G. Road, Panaji Goa 403001 Pan no. AAKPF0718L



Photo	Thumb Impression	Signature
		

2. Clara Rosita Fernandes, W/o Benedito Ambrosio Fernandes, Married, Indian, age 71 Years, Housewife, r/o Excelsior Chambers, A Block, 2nd floor M.G. Road, Panaji Goa 403001 Pan no. AAKPF0719M

Photo	Thumb Impression	Signature

		<i>Mumandhar</i>
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3. Abdul Gafoor, S/o Mohammed Haji, Married, Indian, age 34 Years, Business, r/o Flat no. AZF2, Milroc Retreat, Ribandar, Ilhas Goa. Pan no. AGZPA3331R Proprietor of M/S Mannat Infra Developers and Contractors Office at 9/10, 1st floor, Patto Centre, Panaji Goa 403001

Photo	Thumb Impression	Signature
		<i>Abdul Gafoor</i>

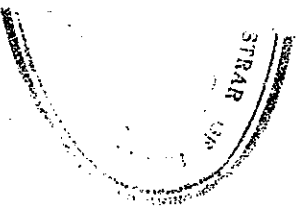
Identification

Sr No.	Witness Details	Signature
1	Rekha Karbotkar , D/o Shashikant Karbotkar, UnMarried, Indian, age 30 Years, Advocate, r/o H. no. 184, Tirth bhag, Mayem Bicholim Goa.	<i>Rekha Karbotkar</i>

Beccy
Sub-Registrar

Mutation Amt. paid of Rs .2500/- under challan no. 388/17 dt 18/12/2017

SUB-REGISTRAR
ILHAS



Book-1 Document
Registration Number PNJ-BK1-03105-2017
CD Number PNJD61 on
Date 18-12-2017
Ilhas
Sub-Registrar (Ilhas Tiswadi)

Scanned By:-

Ilhas
SUB-REGISTRAR
ILHAS

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

