



गोवा GOA

088420

4921

Serial No. 5375 Place. MARGAO. Date 30/11/18
Value of Stamp Paper : Twenty five thousand
Name of Purchaser A & N Real Estate
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/93/SALCETE

Signature of Vendor

Signature of Purchaser

Shank Akhli



DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this 08th day of November of the year Two Thousand and Eighteen (08-11-2018) - BETWEEN -

(1)(a) MR. SEBASTIAO NORONHA alias SEBY NORONHA

Signature of Mr. Sebastiao Noronha



गोवा GOA

08842

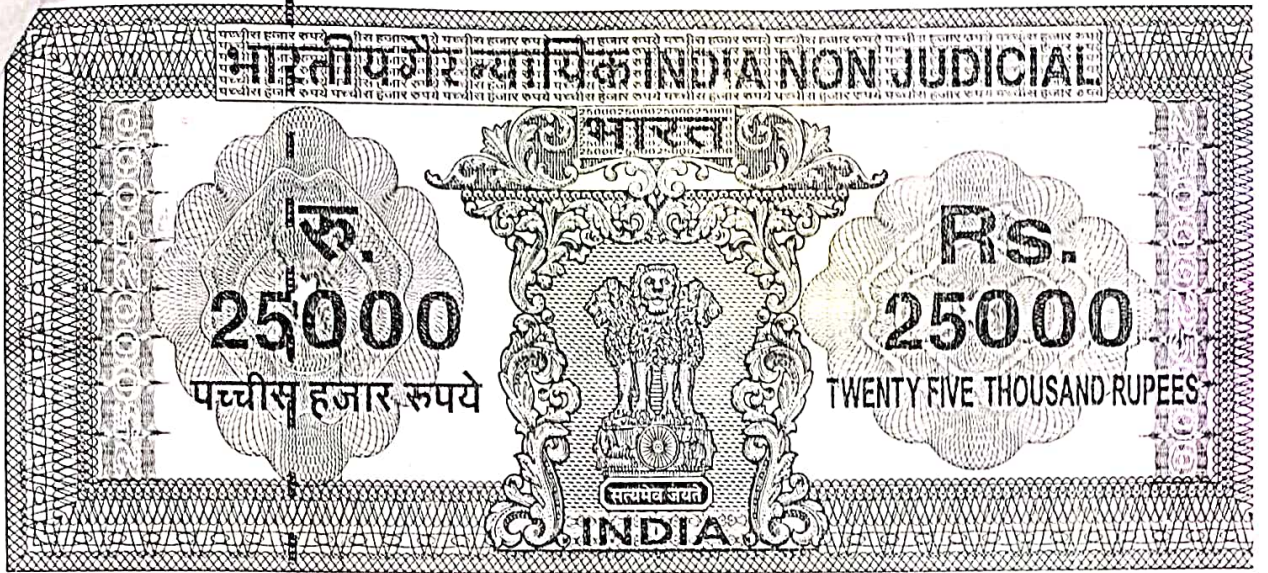
Serial No. 5375 Place. MARGAO. Date 30/11/18
Value of Stamp Paper Twenty five thousand
Name of Purchaser A. M. Braz Estates
Residence _____ Father's Name _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



- 2 -

alias SABBY NORONHA alias SABBY ASSIS FRANCIS NORONHA, aged 56 years, son of late Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha, married, businessman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] and his wife (b) MRS. EMELIA NORONHA alias EMELIA DE SOUZA alias EMILIA EULOGIA NORONHA alias EMELIA NORONHA, daughter of Mr. Jose Custodio D'Souza, aged 49 years, housewife, PAN Card No. [REDACTED],



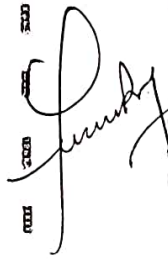
गोवा GOA

08842

Serial No. 5375 Place. MARGAO. Date 30/11/18
Value of Stamp Paper: Twenty five thousand
Name of Purchaser A. M. V. Keal E. A. da
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE


Signature of Purchaser

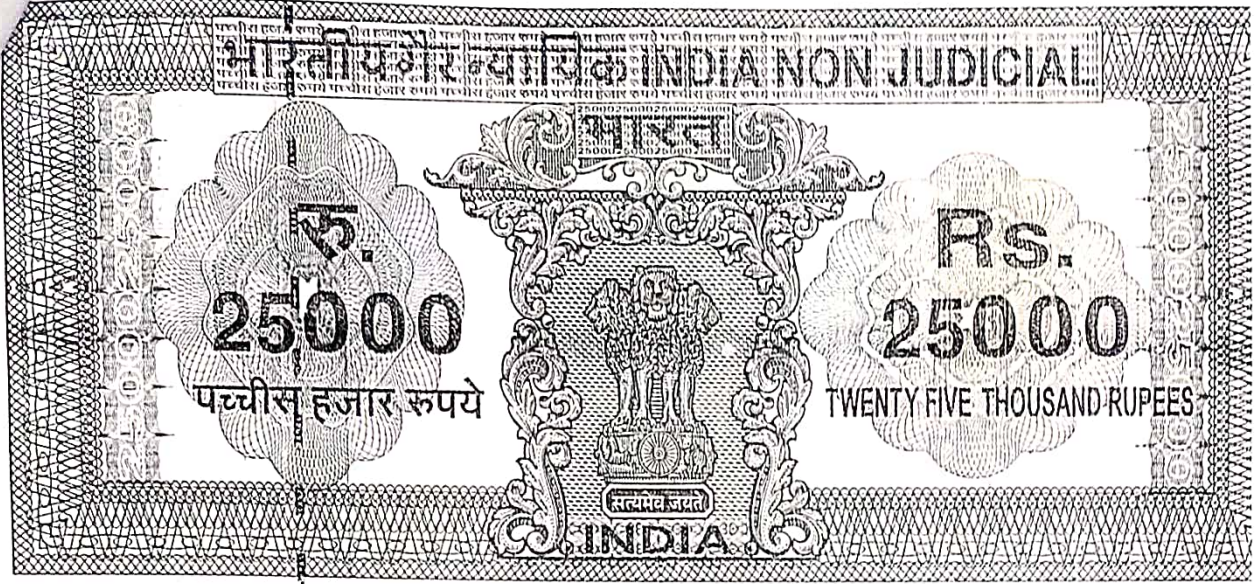




- 3 -

Aadhaar Card No. [REDACTED] both Indian Nationals and residents of H.No.707, Near SBI Housing Complex, Fatorda, Margao, Goa and later represented herein through her attorney and husband, said MR. SEBATIO NORONHA alias SEBY NORONHA alias SABBY NORONHA constituted by virtue of Power of Attorney dt.. 18th August 2016 executed before the Notary V.V.Sukhthanker of Margao under Reg.No.11549/16, notarised true copy of which is filed herewith;





गोवा GOA

08842

Serial No. 5375 Place. MARGAO. Date 30/11/18
Value of Stamp Paper: Twenty five thousand
Name of Purchaser A. M. Kaul & Co

Residence _____ Father's Name. _____

Purpose _____ Transacting }
Parties } _____

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/299/SALCETE

Signature of Purchaser

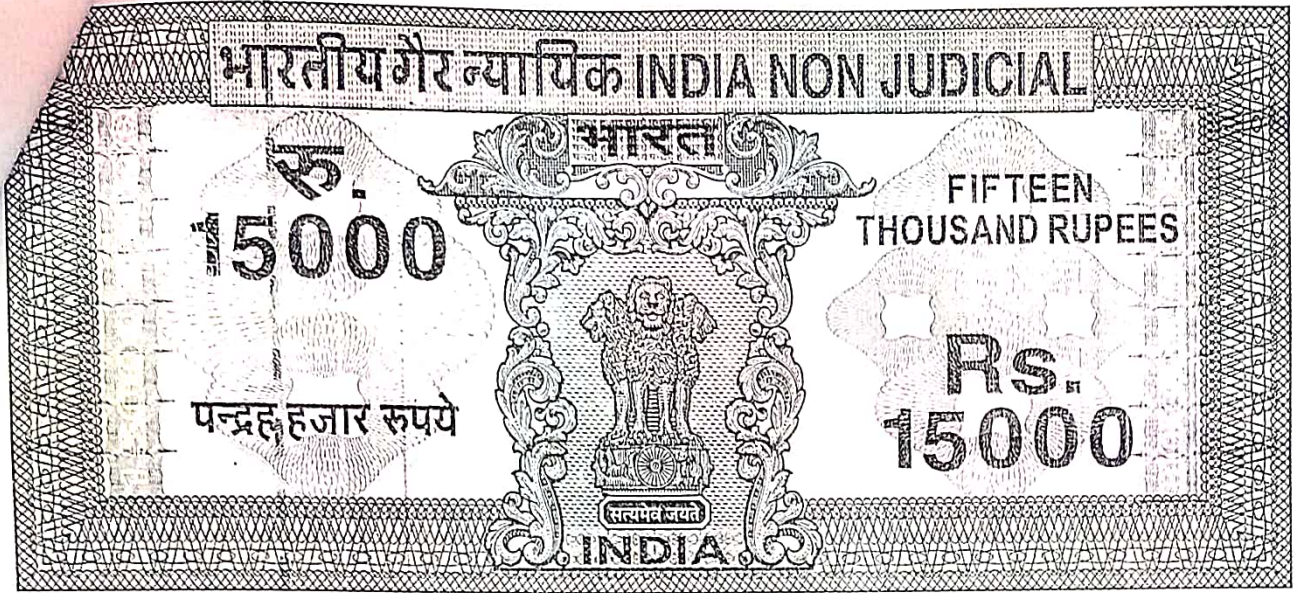


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- 4 -

(2)(a) MRS. CAITANA PIEDADE NORONHA alias PIEDADE NORONHA alias PIEDADE NORONHA E SILVA, daughter of said late Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha, aged 52 years, married, businesswoman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] and her husband (b) MR. LUIS SILVA, son of Mr. Joaquim Manuel Silva, aged 54 years, businessman, PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED],

[Handwritten signatures]



गोवा GOA

063507

Serial No. 5375 Place. MARGAO Date 20/11/18
Value of Stamp Paper : Fifteen thousand
Name of Purchaser A. M. Real Estate
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE
Signature of Purchaser



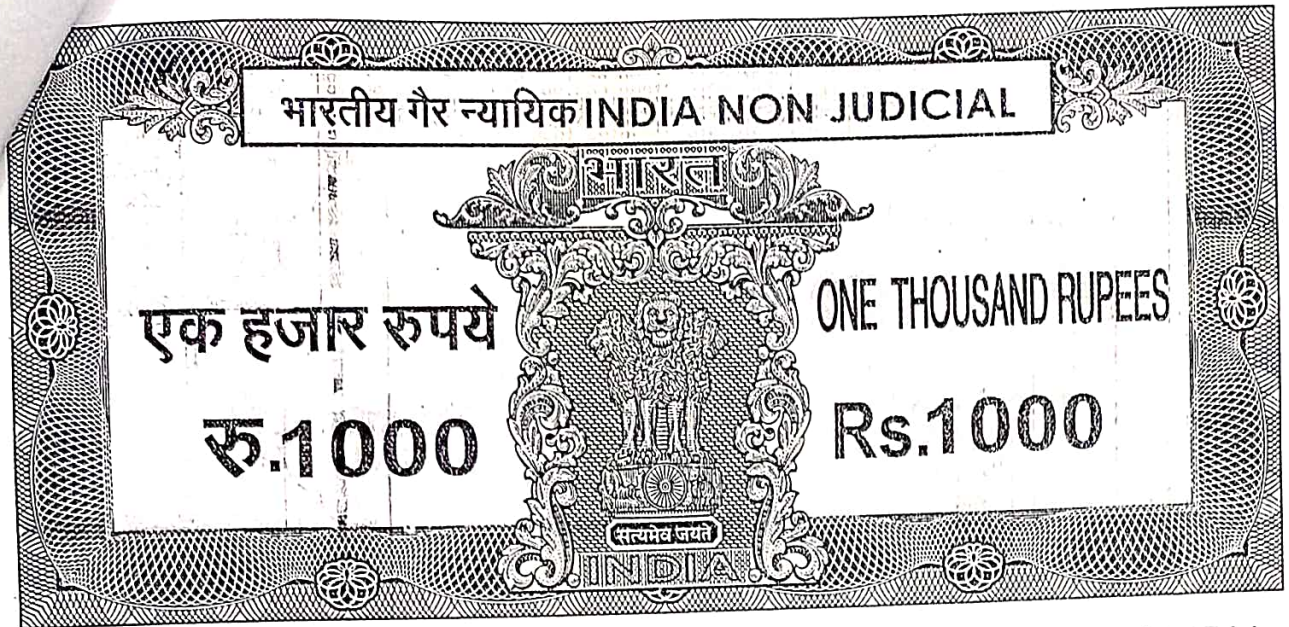
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- 5 -

both Indian Nationals and residents of H.No.707,
behind SBI Colony, Fatorda, Margao, Goa,

all hereinafter collectively referred to as the
"VENDORS" (which expression shall, unless repug-
nant to the context or meaning thereof, include
their heirs, executors, administrators, successors
and assigns) of the ONE PART - AND -

[Handwritten signatures]



गोवा GOA



Serial No. 5375 Place. MARGAO. Date 30/11/18 516364
Value of Stamp Paper : One thousand
Name of Purchaser A.M. Real Estates
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties }
Sign Stamp Vendor CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/299/SALCETE
Signature of Purchaser

Signature of Vendor

- 6 -

(3) M/S.A & M REAL ESTATES, a partnership firm, duly registered under Indian Partnership Act, 1932 with Registrar of Firms at Margao under registration No.MGO-F67-2014 on 28.02.2014, having its registered office at H.No.679, Chandrawado, Fator-da, Margao, Goa, having PAN Card No. [REDACTED], through its partners, (a) MR. SAYED MEHBOOB alias MEHBOOB SAYYAD, aged about 47 years, son of

Signature of Partner



गोवा GOA

516365



Serial No. 5375 Place. MARGAO. Date 30/4/18
Value of Stamp Paper : One thousand
Name of Purchaser A. M. Fernandes
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor Signature of Purchaser
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

- 7 -

Mr. Kassim Sayed, married, businessman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Indian National, resident of Bungalow No.A-2, Mauli Residency, Fatorda, Margao, Goa and (b) MR. AKHTER SHAIKH, aged 55 years, son of late Shaikh Kassim, married, businessman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Indian National, resident of H.No.679, Chandrawado, Fatorda, Margao, Goa, hereinafter referred to



as the "PURCHASERS" (which expression shall, unless repugnant to the context or meaning thereof, include its executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS there exists a property, namely property known as "TOLLOI CHANDRAWADO", situated at Fatorda ward of Margao, within the area 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.38412 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1957, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";

AND WHEREAS the said property originally belonged to Mr. Joaquim Piedade Valeriano Jacinto de Andrade from Margao, Salcete, Goa in whose name the same has been inscribed in the Land Registration records under Inscription No.50607;

AND WHEREAS by Deed of Sale dt. 09th February

Five handwritten signatures in black ink, arranged horizontally. The signatures are stylized and vary in length and complexity.



1970 registered in the office of the Sub-Registrar of Salcete, Margao under No.204 at pages 139 to 142 of Book No.I Vol.58 dt.28th February 1970 said Mr. Joaquim Piedade Valeriano Jacinto de Andrade and his wife sold and conveyed the said entire property jointly to Mr. Francisco Noronha and Mr. Assis Francisco Noronha alias Francisco Noronha;

AND WHEREAS in Special Civil No.7/1971 filed in the Court of the Civil Judge, Sr. Dvn, Margao, the said entire property was partitioned, whereby the portions surveyed under Chalta No.34 of P.T.Sheet No.12, Chalta No.37 of P.T.Sheet No.12 and Chalta No.1 of P.T.Sheet No.25 were allotted to said Mr. Assis Francisco Noronha alias Francisco Noronha, vide Judgement and Decree dt. 14.12.1972;

AND WHEREAS upon the death of said Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha and his wife Rita Miranda, the



VENDORS Nos.(1)(a) and (2)(a) have been qualified as their only heirs and successors and they have been qualified so by virtue of Deed of Succession and Qualification of heirs drawn by Ex-officio Notary of Salcete on 1st October 2009 recorded at folios 97V of Deeds Book No.1542 and 1543;

AND WHEREAS the portion under Chalta No.37 of P.T.Sheet No.12 of said entire property, having an area of 947 sq.mts forms an independent and separate property, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property";

AND WHEREAS in Inventory/Succession Proceedings under Reg. Inventory Proceedings No.168/1999/I filed in the Court of the 1st Addl. Civil Judge, Sr. Dvn, Margao on the death of said Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha and his wife Rita Miranda, the said property was listed as one of the asset left by

Four handwritten signatures in black ink, appearing to be the names of the vendors mentioned in the text above.



- 11 -

said deceased and said property was jointly allotted to the VENDORS herein, namely portion admeasuring 863 sq.mts was allotted to the VENDORS Nos.(1) and portion admeasuring 84 sq.mts was allotted to the VENDORS Nos.(2);

AND WHEREAS the VENDORS are now sole owners and possessors of the said property in form of said portions;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the said property for total consideration of Rs.80,00,000/- (Rupees seventy lakhs only) which is its fair market value, namely the VENDORS Nos.(1) agreed to sell their portion by Agreement of Sale dt. 17th March 2016 registered in the office of the Sub-Registrar of Salcete, Margao under MGO-BK1-01346-2016 dt.18.03.2016;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:



1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.80,00,000/- (Rupees eighty lakhs only) paid by the PURCHASER to the VENDORS, namely Rs.78,53,300/- paid to the VENDORS Nos.(1), out of which Rs.80,000/- was deducted as 1% TDS and paid to the Income Tax Department on account of said VENDORS, Rs.25,00,000/- paid by cash in instalments spread over a year, Rs.3,53,300/- paid by Cheque No.010433 drawn on Central Bank of India, Borda Margao dt. 17.03.2016 and balance amount paid to said Vendors Nos.(1) by adjusting with construction and allotment of two flats to the VENDORS Nos.(1) in proposed building in the said property, namely Flat Nos.UG-2 and UG-3 on the upper floor with super built up area of 59.04 and 62.42 (fifty nine point zero four and sixty two point forty two) sq.mts respectively, shown in the plan annexed hereto towards the shares of the VENDORS Nos.(1) in said property and an amount of Rs.1,46,700/- paid to the VENDORS No.(2) by Cheque No.026654 drawn on Central Bank of India,

A series of handwritten signatures in black ink, appearing to be the signatures of the parties involved in the agreement.



Borda Branch dt. 26.10.2018, towards the sale price or the consideration of the shares of the VENDORS Nos.(2) in said property, the receipt whereof the respective VENDORS hereby admit and acknowledge and of and from the same forever acquit, release and discharge the PURCHASER, THEY, the VENDORS abovenamed as beneficial owners do hereby sell, assign, transfer, convey, grant and assure unto the PURCHASER ALL THAT said property under Chalta No.37 of P.T.Sheet No.12, situated at Chondrovado, Margao, Goa, described in detail in SCHEDULE "B" hereunder and depicted in the plan annexed hereto with its boundaries delineated in red colour, free from encumbrances, charges and demands whatsoever, TOGETHER WITH all and singular courts, yards, ways, privileges, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground belonging or appertaining to the same or any part thereof AND all the estate, right, interest, title, use, inheritance, possession, benefit, claim and demand whatsoever both at law and in equity of the VENDORS in, to or upon the

Four handwritten signatures in black ink, appearing to be the names of the vendors mentioned in the text above.



said piece or parcel of land, being the said property, TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever.

2. The VENDORS do hereby covenant with the PURCHASER as follows:

a) That the said property is not subject to any mortgage, lien, tenancy, easements or other rights or charge of whatsoever nature and that the same is free from any encumbrances, charges or demands whatsoever;

b) That they the VENDORS, have in themselves good right, full power and absolute authority to sell the said property to the PURCHASER in the manner aforesaid and that they have clear, marketable and subsisting title to the said property;

c) That they, the VENDORS, have not agreed to sell the said property to any person or persons whomsoever and that no litigation is pending in any Court of law in respect of the said property hereby sold;

Handwritten signatures of the vendors, consisting of several cursive signatures in black ink.



d) That the PURCHASER may hereafter peaceably and quietly enter upon, possess, hold, use and enjoy the said property as their own property without any interruption or claim or demand on the part of the VENDORS or any person or persons claiming from, through or under them;

e) That the VENDORS undertake to indemnify and save harmless the PURCHASER, their executors, successors and assigns from or against all encumbrances, charges or equities and suitably compensate them for all losses, damages, costs and expenses, if any, suffered by them by reason of any defect in title of the VENDORS in respect of the said property or breach of any covenant herein contained;

f) That they, the VENDORS, shall at the request and costs of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the said



property and every part thereof unto the PURCHASER, as may be reasonably required;

3. The VENDORS do hereby authorises and grants his No objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in their name.

4. The PURCHASER is aware that a road passes through the said property and they have agreed to sell the said property taking into account about passing of such road and considering the benefits of FAR and other benefits.

5. The PURCHASER shall construct and allot to the VENDORS Nos.(1) the said two flats, namely Flat Nos.UG-2 and UG-3 to be allotted and constructed for the VENDORS Nos.(1) towards the consideration of sale of their share in said property, within a period of 36 (thirty six) months from the date of execution of this deed and shall be constructed as per specifications annexed

Handwritten signatures of the vendors.



- 17 -

hereto. The VENDORS Nos.(1) shall pay all house tax, electricity charges, maintenance charges etc. in respect of the said flats to be allotted and constructed for them. The VENDORS Nos.(1) further shall become members of any housing society or any other body formed in said building complex and sign all papers, forms, declarations, pay membership fee, contributions, stamp duty, registration charges etc.

6. That for the purpose of stamp duty the said property is valued at Rs.86,07,500/- calculated at the rate of Rs.9089/- per sq.metre. That a stamp duty of Rs.1,17,000/- has been used for this deed Rs.86,07,500/- as stamp duty of Rs.2,27,750/- has been remitted alongwith said Agreement dt.17th March 2016. That a registration charges of Rs.2,75,000/- has been paid alongwith the said Agreement dt.17th March 2016.

SCHEDULE "A"

(Description of the entire property)

ALL THAT property known as "TOLLOI CHANDRAWADO",



- 18 -

situated at Fatorda ward of Margao, within the area 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.38412 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1957, and bounded on the east by the property of Narciso Barbosa, on the west by property Morira, on the north by the property of heirs of Joaquim Constancio da Piedade Silva and on the south by hillock.

SCHEDULE "B"

(Description of said property)

ALL THAT portion of the said entire property described in the SCHEDULE "A" above, which portion is surveyed under Chalta No.37 of P.T.Sheet No.12, having an area of 947 sq. mts, shown in the plan annexed hereto and bounded on the east by reserved access, on the west by property under Chalta No.1,47 of P.T.Sheet No.12, on the north by property under Chalta No.34 of P.T.Sheet No.12 and on the south by property under Chalta No. 22 of P.T.Sheet No.25.



SPECIFICATIONS

(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure of columns, beams and slabs as per approved designs by the concerned authorities. The external walls of 200mm thick brick/laterite stones. concrete blocks masonry and internal partition walls shall be of 100 mm thick brick/concrete block masonry.

FLOORING: Flooring will be of vitrified tiles for living/dinning/bed room/balcony and kitchen.

WALL FINISH: Internal walls ready with distemper paint, Plaster with Apex or equivalent paint for external walls.

DOORS/WINDOWS: Main door shall be of Teak wood, Internal doors shall be laminated flush doors. Balcony French window shall be powdered coated aluminium frames with glass fill in sliding type. All door frames shall be of matti/sale wood. Windows shall be powdered coated aluminium sliding type windows. Toilet doors shall be of FRP make or equivalent.

KITCHEN: Greanite topped kitchen platform with stainless steel sink and 2 ft height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOMS /TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto the ceiling and flooring shall be of anti-skid ceramic tiles. Essess fittings or equivalent with provision for Geyser. All sanitary wares shall be of White Colour of Cera ir equivalent make.

Three handwritten signatures or initials in black ink, located at the bottom of the page.



WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank/

ELECTRICALS: Concealed electrical copper wiring of Finolex/Polycab/Vinay or equivalent make in PVC conduits. Points to be provided as follows:

a) Living/dinning: Three nos light points
2 nos. fan points 2 nos. 3 amps socket
1 no. bell point, Telephone point, TV point and inverter point.

b) Bed rooms: 2 Nos. light points,
1 no. fan point , 2 nos. 5 amps plug point, one AC point.

c) Kitchen: 2 nos. light point
4 no. 5 amps plug point
1 no. 15 amps plug point
1 exhaust point

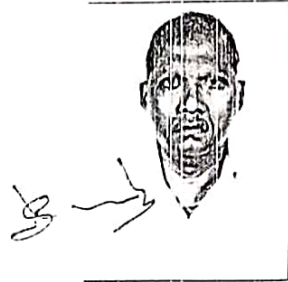
d) Toilet/Bath: 1 no, . light point (each)
1 no. 15 amps plug point
1 exhaust point

e) Balconies
(each) : 1 no. light point

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



VENDORS:



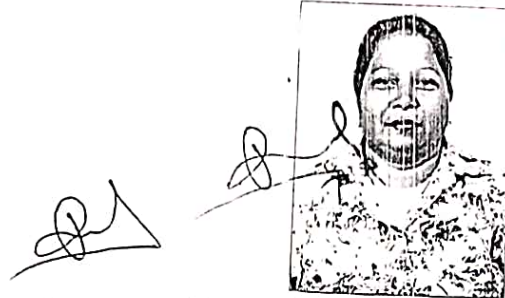
SEBASTIAO NORONHA alias SEBY
NORONHA alias SABBY NORONHA alias
SABBY ASSIS FRANCIS NORONHA for
self and as attorney of his wife



right hand finger prints



left hand finger prints



CAITANA PIEDADE NORONHA alias
PIE DADE NORONHA alias PIE DADE
NORONHA E SILVA



right hand finger prints



left hand finger prints





Li



LUIS SILVA



right hand finger prints



left hand finger prints

Luís Silva



PURCHASER :



SAYED MEHBOOR alias MEHBOOB SAYYAD
Partner, for M/S.A & M REAL ESTATES



right hand finger prints



left hand finger prints



AKHTER SHAIKH,
Partner, for M/S.A & M REAL ESATATES




right hand finger prints




left hand finger prints



WITNESSES:

1. HASI MASTAR SUTAR 

IMAM. MANZIL.

2. Mardansab Shaikh 

G-1, Imaam Manzil;
Chandrawade, Fatorda.



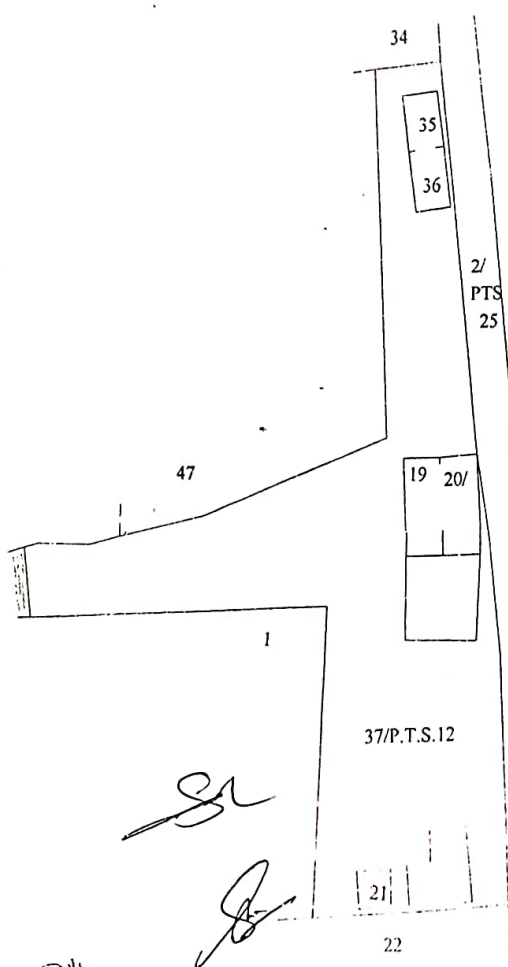
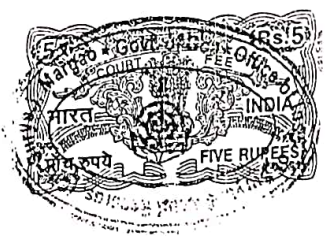


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO-GOA



Plan Showing plots situated at
 Village : MARGAO
 Taluka : SALCETE
 P.T.sheet No.12/ Chalta No.37
 Scale : 1:500

(Signature)
 17/8/15
 (A.V. VAIGANKAR)
 Inspector Of Survey & Land Records
 Margao-Goa



Office of Sub-Registrar Salcete/Margao

Government of Goa




Print Date & Time : 09-11-2018 10:57:33 AM
 Document Serial Number : 4921

Presented at 10:39:00 AM on 09-11-2018 in the office of the Sub-Registrar (Salcete/Margao) Along with the following:

Sr. No	Description	Rs. Ps
1	Processing Fees	530.00
2	Registration Fees	500.00
Total :		1030.00

Stamp Duty Required: 116570.00 Stamp Duty Paid: 117000.00



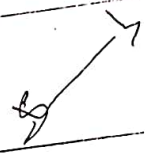
Akhter Shaikh presenter

Name	Photo	Thumb Impression	Signature
Akhter Shaikh, s/o. late Shaikh Kassim, Married, Indian, age 55 Years, Business, r/oH. No. 679, Chandrawaddo Fatorda Margao Salcete Goa As the Partner of M/s. A& M Real Estates			




Endorsements

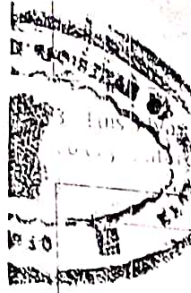
Executants

1. Sebastiao Noronha alias Seby Noronha, S/o. Assis Francisco Noronha, Married Indian, 55 Years, Business, r/oH. No. 707, Nr SBI Hsg Complex, Fatorda, Margao, Goa for self as the vendor & as the POA of his wife by virtue of POA dated 18/08/2016 executed before Notary V.V. Suktharkar W/o.




Photo	Thumb Impression	Signature
		

2. Carolina Piedade Noronha alias Piedade Noronha alias Piedade Noronha e Silva - 52 Years, House Wife, r/oH. No. 707, Nr SBI Hsg Complex, Fatorda, Margao, Goa -




Photo	Thumb Impression	Signature
		





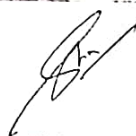
1. S/o. Joaquim Manuel Silva, Married, Indian, age 54 Years, Business, Plot No. 707, Margao, Goa

Photo	Thumb Impression	Signature
		


4. Sayed Mehboob alias Mehboob Sayyad, S/o. Kassim Sayed, Married, Indian, age 45 Years, Business, Plot No. 2, Mauli Residency, Ambajim, Fatorda, Margao, Salcete, Goa As the Partner of M/s. A& M Real Estates

Photo	Thumb Impression	Signature
		

5. Late Shaikh, s/o. Late Shaikh Kassim, Married, Indian, age 55 Years, Business, Plot No. 679, Fatorda, Margao, Salcete, Goa As the Partner of M/s. A& M Real Estates

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Kamlakant Narcinva Pai, s/o. Narcinva Pai, Married, Indian, age 54 Years, Adv. No. Margao Salcete Goa	

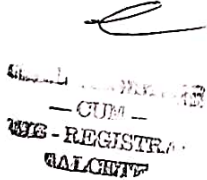
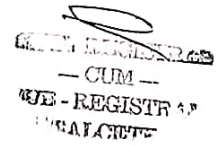


Denotation of Stamp :

I hereby certify that on production of the original document, I have satisfied myself that the stamp of Rs. 22750/- has been paid thereon.

Scanned By -

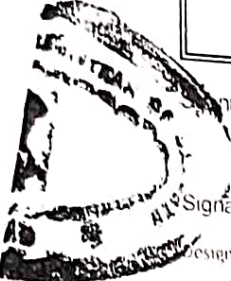
Certified that Mutation Fees of
 Rs. 1000/- has been paid
 Vide Challan No. 20/800965590
 Dated 09/11/2018



Book-1 Document
Registration Number MGO-BK1-04912-2018
CD Number MGOD130 on
Date 14-11-2018



Sub-Registrar (Salcete/Margao)



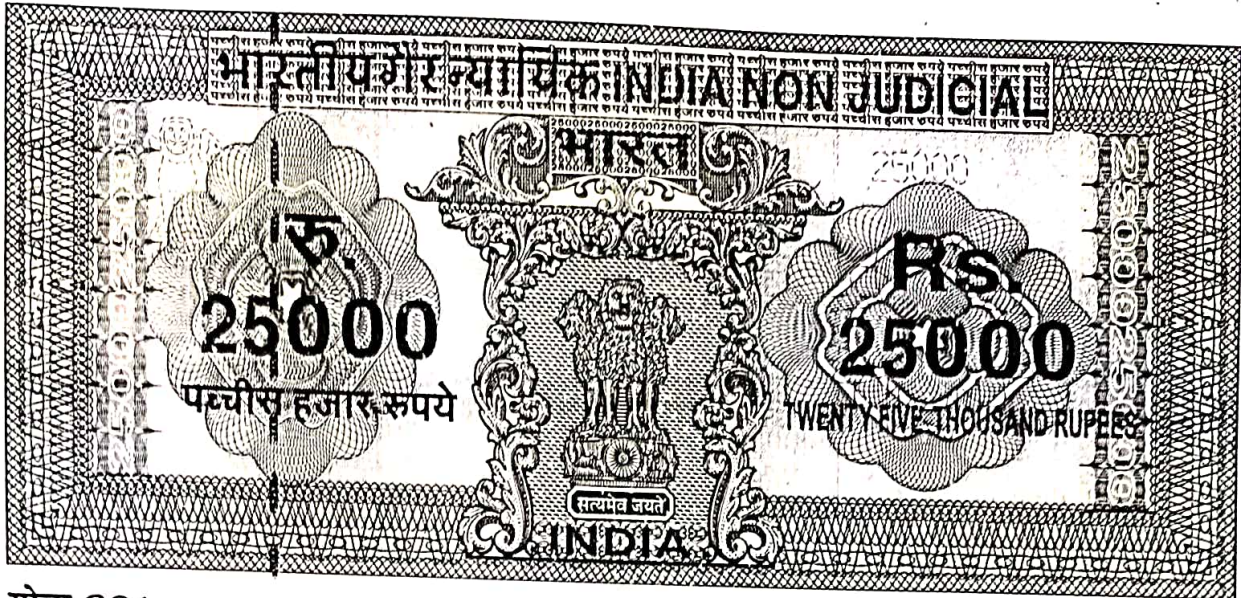
Signed By:-

*Jaymond
Rodrigues*

Signature -

~~REGISTRAR~~
- CUM -
~~REGISTRAR~~
~~REGISTRAR~~

Designed and Developed by C. DAC, ACTS, Pune



गोवा GOA

Serial No. 5376 Place. MARGAO. Date 30/10/18
Value of Stamp Paper : Twenty five thousand
Name of Purchaser A. & M Real Estates
Residence _____ Father's Name. _____

088412

Purpose _____ Transacting }
Parties }

[Handwritten signature]

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUO/STP/2/99/SALCETE

[Handwritten signature]
Signature of Purchaser

Shank Aiche *[Handwritten signature]*

4919



DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this
08th day of November of the year Two Thousand and
Eighteen (08-11-2018) - BETWEEN -

[Handwritten signatures]



गोवा GOA

Serial No. 5376 Plgce. MARGAO. Date 30/10/18 088413
Value of Stamp Paper: Twenty five thousand
Name of Purchaser: A & M Red Estates
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor: CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/2199/SALCETE
Signature of Purchaser



- 2 -

(1)(a) MR. SEBASTIAO NORONHA alias SEBY NORONHA
alias SABBY NORONHA alias SABBY ASSIS FRANCIS
NORONHA, aged 56 years, son of late Assis Fran-
cisco Noronha alias Assis F. Noronha alias
Francisco Noronha, married, businessman, PAN Card
No. [REDACTED], Aadhaar Card No. [REDACTED] and
his wife (b) MRS. EMELIA NORONHA alias EMELIA DE
SOUZA alias EMILIA EULOGIA NORONHA alias EMELIA
NORONHA, daughter of Mr. Jose Custodio D'Souza,
aged 49 years, housewife, PAN Card No. [REDACTED],

SA P S → [Signature]



गोवा GOA



Serial No. 8376 Place. MARGAO. Date 30/10/18 088414
Value of Stamp Paper: Twenty five thousand
Name of Purchaser A. M. Real Estates.
Residence _____ Father's Name _____
Purpose _____ Transacting }
Parties } _____
Sign Stamp Vendor
CAMLO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE
Signature of Purchaser

- 3 -

Aadhaar Card No. [REDACTED], both Indian Nationals and residents of H.No.707, Near SBI Housing Complex, Fatorda, Margao, Goa and later represented herein through her attorney and husband, said MR. SEBATIO NORONHA alias SEBY NORONHA alias SABBY NORONHA constituted by virtue of Power of Attorney dt. 18th August 2016 executed before the Notary V.V.Sukhthanker of Margao under Reg.No.11549/16, notarised true copy of which is filed herewith;



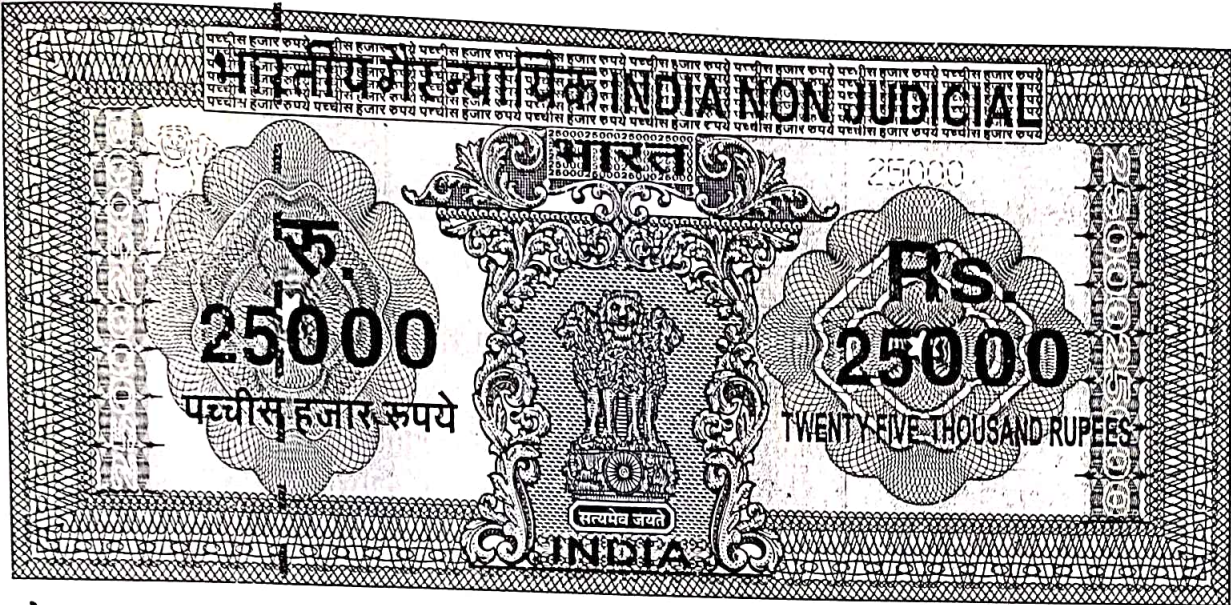
गोवा GOA

Serial No. 5376 Place. MARGAO. Date 30/10/18 088415
Value of Stamp Paper: Twenty five thousand
Name of Purchaser A. M. Silva
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties }
Sign Stamp Vendor
CAMILLO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/12/99/SALCETE
Signature of Purchaser



- 4 -

(2)(a) MRS. CAITANA PIEDADE NORONHA alias PIEDADE NORONHA alias PIEDADE NORONHA E SILVA, daughter of said late Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha, aged 52 years, married, businesswoman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] and her husband (b) MR. LUIS SILVA, son of Mr. Joaquim Manuel Silva, aged 54 years, businessman, PAN Card



गोवा GOA

088416

088416

Serial No. 5376 Place. MARGAO, Date 30/10/14
 Value of Stamp Paper: Twenty five thousand
 Name of Purchaser Am M L Deal Estate
 Residence _____ Father's Name. _____
 Purpose _____ Transacting }
 Parties _____



Signature of Vendor

Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP12/99/SALCETE

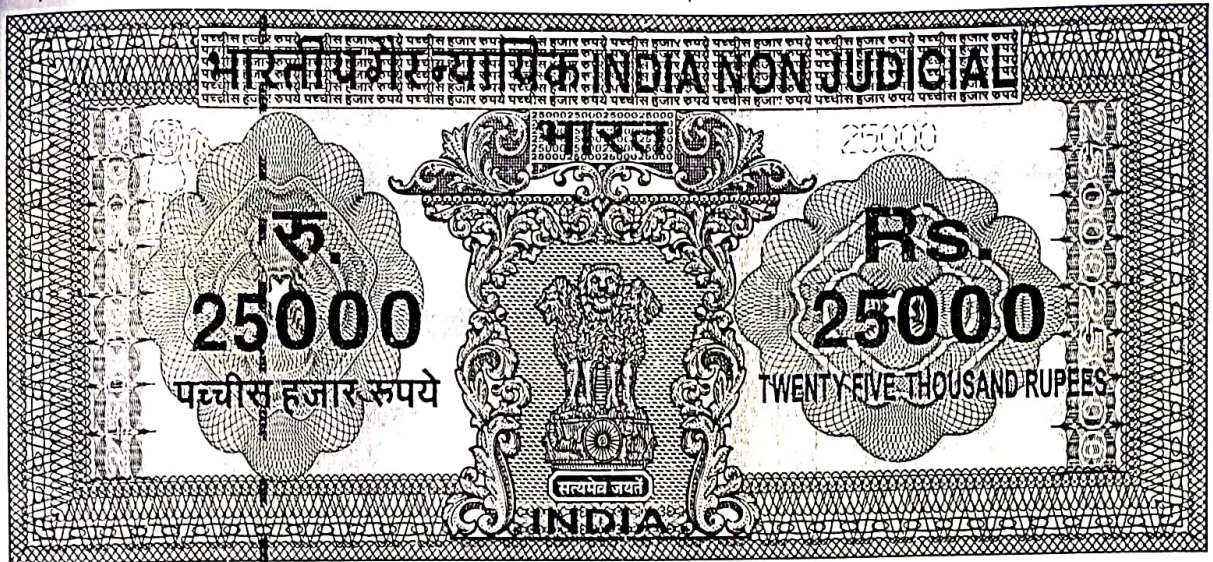
Signature of Purchaser
 Signature of Purchaser

- 5 -

No. [REDACTED], Aadhaar Card No. [REDACTED],
 both Indian Nationals and residents of H.No.707,
 behind SBI Colony, Fatorda, Margao, Goa,

all hereinafter collectively referred to as the
 "VENDORS" (which expression shall, unless repug-
 nant to the context or meaning thereof, include
 their heirs, executors, administrators, successors
 and assigns) of the ONE PART - AND -

Signatures of parties



गोवा GOA

088417

088417

Serial No. 5376 Place. MARGAO. Date 20/10/18
 Value of Stamp Paper: Twenty five thousand
 Name of Purchaser A.M. Real Estate
 Residence _____ Father's Name _____
 Purpose _____ Transacting }
 Parties _____



Signature

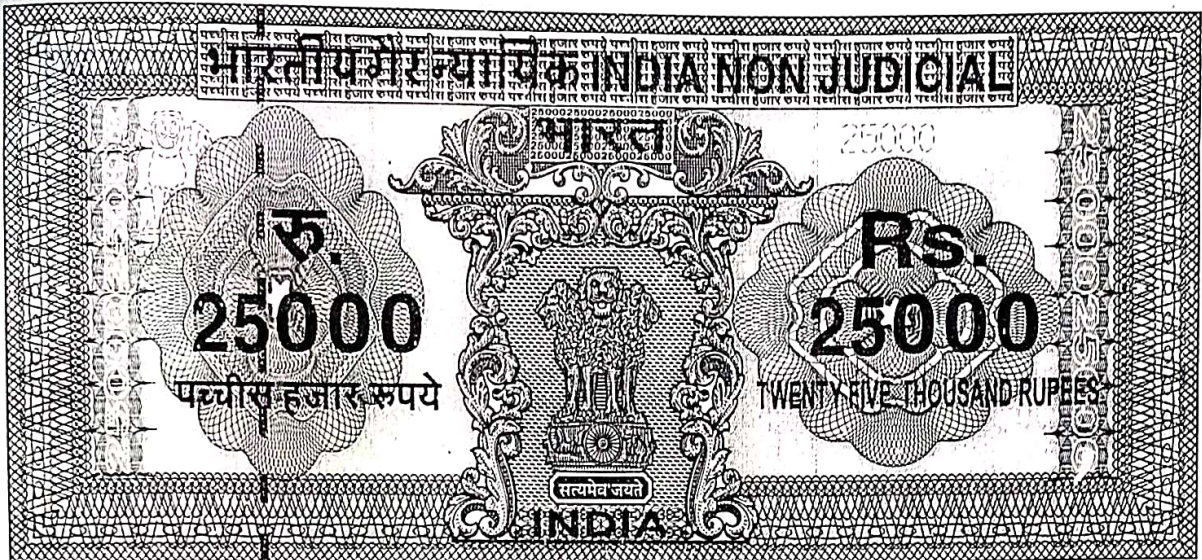
Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP/2/399/SALCETE

Signature
 Signature of Purchaser

- 6 -

(3) M/S.A & M REAL ESTATES, a partnership firm, duly registered under Indian Partnership Act, 1932 with Registrar of Firms at Margao under registration No.MGO-F67-2014 on 28.02.2014, having its registered office at H.No.679, Chandrawado, Fator-da, Margao, Goa, having PAN Card No. [REDACTED] through its partners, (a) MR. SAYED MEHBOOB alias MEHBOOB SAYYAD, aged about 47 years, son of Mr. Kassim Sayed, married, businessman, PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED],


Signature



गोवा GOA

088418

088418

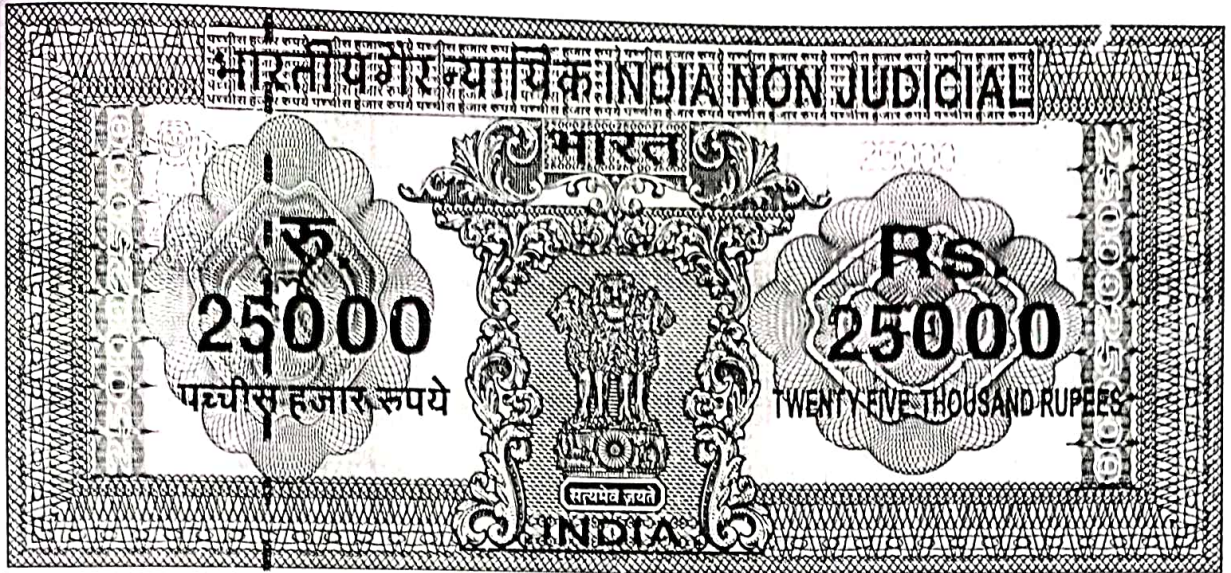
Serial No. 5376 Place. MARGAO, Date 30/10/18
 Value of Stamp Paper: Twenty five thousand
 Name of Purchaser A & M. Real Estates
 Residence _____ Father's Name _____
 Purpose _____ Transacting }
 Parties }
 Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP/2/99/SALCETE
 Signature of Purchaser 



- 7 -

Indian National, resident of Bungalow No.A-2, Mauli Residency, Fatorda, Margao, Goa and (b) MR. AKHTER SHAIKH, aged 55 years, son of late Shaikh Kassim, married, businessman, PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED]

Indian National, resident of H.No.679, Chandrawado, Fatorda, Margao, Goa, hereinafter referred to as the "PURCHASERS"(which expression shall, unless repugnant to the context or meaning thereof,



गोवा GOA

088419

088419

Serial No. 5376 Place. MARGAO. Date 20/10/18

Value of Stamp Paper: Twenty five thousand

Name of Purchaser A & M Real Estates

Residence _____ Father's Name _____

Purpose _____ Transacting Parties _____

Sign Stamp Vendor
CAMLO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



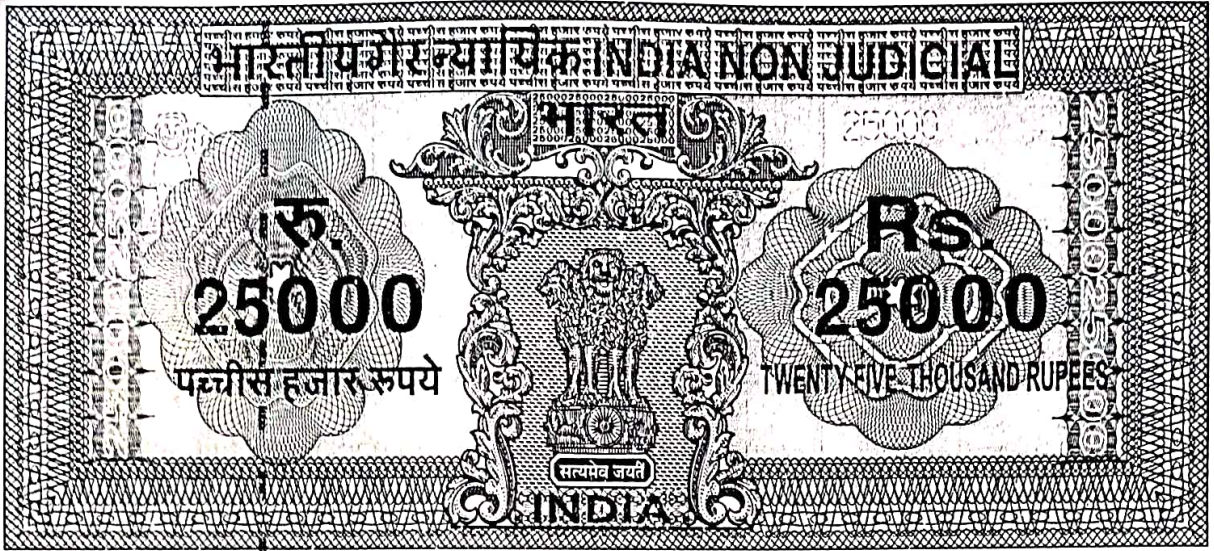
[Handwritten signature]

- 8 -

include its executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS there exists a property, namely property known as "TOLLOI CHANDRAWADO", situated at Fatorda ward of Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of

[Handwritten signatures and marks]



गोवा GOA

088532

088532



Serial No. 5364 Place. MARGAO. Date 25/10/18
Value of Stamp Paper Twenty five thousand
Name of Purchaser A. M. Paul Estates
Residence _____ Father's Name _____
Purpose _____ Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVON BRAZ
Licence No. JUD/STP/29/SALCETE

Signature of Purchaser

- 9 -

Salcete under No.38412 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1957, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";

AND WHEREAS the said property originally belonged to Mr. Joaquim Piedade Valeriano Jacinto de Andrade from Margao, Salcete, Goa in whose name



- 10 -

the same has been inscribed in the Land Registration records under Inscription No.50607;

AND WHEREAS by Deed of Sale dt. 09th February 1970 registered in the office of the Sub-Registrar of Salcete, Margao under No.204 at pages 139 to 142 of Book No.I Vol.58 dt.28th February 1970 said Mr. Joaquim Piedade Valeriano Jacinto de Andrade and his wife sold and conveyed the said entire property jointly to Mr. Francisco Noronha and Mr. Assis Francisco Noronha alias Francisco Noronha;

AND WHEREAS in Special Civil No.7/1971 filed in the Court of the Civil Judge, Sr. Dvn, Margao, the said entire property was partitioned, whereby the portions surveyed under Chalta No.34 of P.T.Sheet No.12, Chalta No.37 of P.T.Sheet No.12 and Chalta No.1 of P.T.Sheet No.25 were allotted to said Mr. Assis Francisco Noronha alias Francisco Noronha, vide Judgement and Decree dt. 14.12.1972;



- 11 -

AND WHEREAS upon the death of said Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha and his wife Rita Miranda, the VENDORS Nos.(1)(a) and (2)(a) have been qualified as their only heirs and successors and they have been qualified so by virtue of Deed of Succession and Qualification of heirs drawn by Ex-officio Notary of Salcete on 1st October 2009 recorded at folios 97V of Deeds Book No.1542 and 1543;

AND WHEREAS the portion under Chalta No.1 of P.T.Sheet No.25 of said entire property, having an area of 765 sq.mts forms an independent and separate property, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property";

AND WHEREAS in Inventory/Succession Proceedings under Reg. Inventory Proceedings No.168/1999/I filed in the Court of the 1st Addl. Civil Judge, Sr. Dvn, Margao on the death of said Assis Francisco Noronha alias Assis F. Noronha alias Francisco Noronha and his wife Rita Miranda, the said

[Handwritten signatures]



- 12 -

property was listed as one of the asset left by said deceased and said property was jointly allotted to the VENDORS herein, namely portion admeasuring 357.50 sq.mts was allotted to the VENDORS Nos.(1) and portion admeasuring 407.50 sq.mts was allotted to the VENDORS Nos.(2);

AND WHEREAS the VENDORS are now sole owners and possessors of the said property in form of said portions;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the said property for total consideration of Rs.80,00,000/- (Rupees eighty lakhs only) which is its fair market value, namely the VENDORS Nos.(1) agreed to sell their portion by Agreement of Sale dt. 17th March 2016 registered in the office of the Sub-Registrar of Salcete, Margao under MGO-BK1-01347-2016 dt.18.03.2016 read with Rectification deed dt. 22.08.2016 registered under No.MGO-BK1-04329-2016 dt. 16.09.2016;



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.80,00,000/- (Rupees eighty lakhs only) paid by the PURCHASER to the VENDORS, namely Rs.32,53,250/- paid to the VENDORS Nos.(1), out of which Rs.32,550/- was deducted as 1% TDS and paid to the Income Tax Department on account of said VENDORS and balance amount paid to said Vendors Nos.(1) by various cheques and Rs.47,46,750/- paid to the VENDORS Nos.(2), out of which Rs.47,470/- was deducted as 1% TDS and paid to the Income Tax Department on account of said VENDORS and balance amount was adjusted with construction and allotment of one flat to the VENDORS Nos.(2) in proposed building in the said property, namely Flat No.UG-4 on upper ground floor with built up area of 113.32 (one hundred thirteen point thirty two) sq.mts, shown in the plan annexed hereto, towards the sale price or the consideration of the shares of the VENDORS Nos.(2) in said property, the receipt whereof the

Handwritten signatures of the parties involved in the deed of sale, including the purchaser and the vendors.



respective VENDORS hereby admit and acknowledge and of and from the same forever acquit, release and discharge the PURCHASER, THEY, the VENDORS abovenamed as beneficial owners do hereby sell, assign, transfer, convey, grant and assure unto the PURCHASER ALL THAT said property under Chalta No.1 of P.T.Sheet No.25, situated at Chondrovado, Margao, Goa, described in detail in SCHEDULE "B" hereunder and depicted in the plan annexed hereto with its boundaries delineated in red colour, free from encumbrances, charges and demands whatsoever, TOGETHER WITH all and singular courts, yards, ways, privileges, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground belonging or appertaining to the same or any part thereof AND all the estate, right, interest, title, use, inheritance, possession, benefit, claim and demand whatsoever both at law and in equity of the VENDORS in, to or upon the said piece or parcel of land, being the said property, TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever.

Three handwritten signatures in black ink, appearing to be the names of the vendors mentioned in the text above.



2. The VENDORS do hereby covenant with the PURCHASER as follows:

a) That the said property is not subject to any mortgage, lien, tenancy, easements or other rights or charge of whatsoever nature and that the same is free from any encumbrances, charges or demands whatsoever;

b) That they the VENDORS, have in themselves good right, full power and absolute authority to sell the said property to the PURCHASER in the manner aforesaid and that they have clear, marketable and subsisting title to the said property;

c) That they, the VENDORS, have not agreed to sell the said property to any person or persons whomsoever and that no litigation is pending in any Court of law in respect of the said property hereby sold;

d) That the PURCHASER may hereafter peaceably and quietly enter upon, possess, hold, use and

Four handwritten signatures in black ink, positioned below the text of clause (d). The signatures are stylized and appear to be the names of the vendors.



enjoy the said property as their own property without any interruption or claim or demand on the part of the VENDORS or any person or persons claiming from, through or under them;

e) That the VENDORS undertake to indemnify and save harmless the PURCHASER, their executors, successors and assigns from or against all encumbrances, charges or equities and suitably compensate them for all losses, damages, costs and expenses, if any, suffered by them by reason of any defect in title of the VENDORS in respect of the said property or breach of any covenant herein contained;

f) That they, the VENDORS, shall at the request and costs of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the said property and every part thereof unto the PURCHASER, as may be reasonably required;



3. The VENDORS do hereby authorises and grants his No objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in their name.

4. The PURCHASER is aware that a road passes through the said property and they have agreed to sell the said property taking into account about passing of such road and considering the benefits of FAR and other benefits.

5. The PURCHASER shall construct and allot to the VENDORS Nos.(2) the said one flat, namely Flat No.UG-4 to be allotted and constructed for the VENDORS Nos.(2) towards the consideration of sale of their share in said property, within a period of 36 (thirty six) months from the date of execution of this deed and shall be constructed as per specifications annexed hereto. The VENDORS Nos.(2) shall pay all house tax, electricity charges, maintenance charges etc. in respect of the said flats to be allotted and constructed for them. The VENDORS further shall become members of any

Handwritten signatures of three individuals.



housing society or any other body formed in said building complex and sign all papers, forms, declarations, pay membership fee, contributions, stamp duty, registration charges etc.

6. That a stamp duty of Rs.2,25,000/- has been used for this deed as stamp duty of Rs.95,000/- has been remitted alongwith said Agreement dt.17th March 2016. That a registration charges of Rs.65,000/- has been paid alongwith the said Agreement dt.17th March 2016.

SCHEDULE "A"

(Description of the entire property)

ALL THAT property known as "TOLLOI CHANDRAWADO", situated at Fatorda ward of Margao, within the area 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.38412 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1957, and bounded on the east by



the property of Narciso Barbosa, on the west by property Morira, on the north by the property of heirs of Joaquim Constancio da Piedade Silva and on the south by hillock.

SCHEDULE "B"

(Description of said property)

ALL THAT portion of the said entire property described in the SCHEDULE "A" above, which portion is surveyed under Chalta No.1 of P.T.Sheet No.25, having an area of 765 sq. mts, shown in the plan annexed hereto and bounded on the east by property under Chalta No.37 of P.T.Sheet No.12, on the west by property under Chalta No.9 of P.T.Sheet No.13, on the north by property under Chalta No.37 of P.T.Sheet No. 12 and on the south by property under Chalta No.22 of P.T.Sheet No.25.

SPECIFICATIONS

(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure of columns, beams and slabs as per approved designs by the



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concerned authorities. The external walls of 200mm thick brick/laterite stones, concrete blocks masonry and internal partition walls shall be of 100 mm thick brick/concrete block masonry.

FLOORING: Flooring will be of vitrified tiles for living/dinning/bed room/balcony and kitchen.

WALL FINISH: Internal walls ready with distemper paint, Plaster with Apex or equivalent paint for external walls.

DOORS/WINDOWS: Main door shall be of Teak wood, Internal doors shall be laminated flush doors. Balcony French window shall be powdered coated aluminium frames with glass fill in sliding type. All door frames shall be of matti/sale wood. Windows shall be powdered coated aluminium sliding type windows. Toilet doors shall be of FRP make or equivalent.

KITCHEN: Greanite topped kitchen platform with stainless steel sink and 2 ft height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOMS /TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto the ceiling and flooring shall be of anti-skid ceramic tiles. Essess fittings or equivalent with provision for Geyser. All sanitary wares shall be of White Colour of Cera ir equivalent make.

WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank/



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ELECTRICALS: Concealed electrical copper wiring of Finolex/Polycab/Vinay or equivalent make in PVC conduits. Points to be provided as follows:

a) Living/dinning: Three nos light points
2 nos. fan points 2 nos. 3 amps socket
1 no. bell point, Telephone point, TV point and
inveerter point.

b) Bed rooms: 2 Nos. light points,
1 no. fan point , 2 nos. 5 amps plug point, one AC
point.

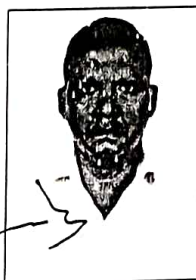
c) Kitchen: 2 nos. light point
4 no. 5 amps plug point
1 no. 15 amps plug point
1 exhaust point

d) Toilet/Bath: 1 no.,. light point(each)
1 no. 15 amps plug point
1 exhaust point

e) Balconies : 1 no. light point
(each)

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

VENDORS:



[Handwritten signature]

SEBASTIAO NORONHA alias SEBY
NORONHA alias SABBY NORONHA alias
SABBY ASSIS FRANCIS NORONHA for
self and as attorney of his wife



right hand finger prints



left hand finger prints

[Handwritten signatures]



CAITANA PIEDADE NORONHA alias
PIEADA NORONHA alias PIEADA
NORONHA E SILVA



right hand finger prints



left hand finger prints



L

L

LUIS SILVA



right hand finger prints



left hand finger prints

su *g* *s* *del* *h*



PURCHASER:



SAYED MEHROOB alias MEHBOOB SAYYAD
Partner, for M/S.A & M REAL ESTATES



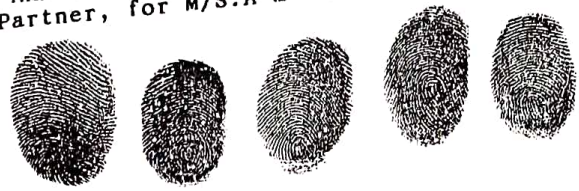
right hand finger prints



left hand finger prints



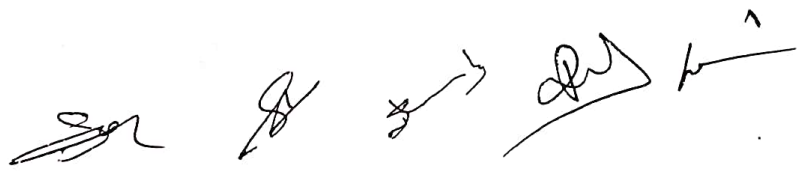
AKHTER SHAIKH,
Partner, for M/S.A & M REAL ESATATES



right hand finger prints




left hand finger prints




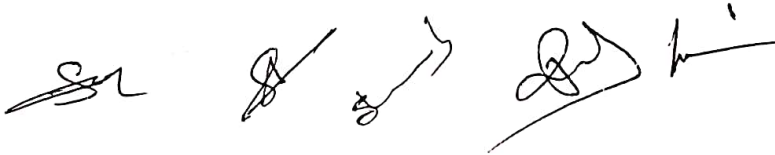


WITNESSES:

1. HASIMASTHAN SUTAR 

IMAM. MANJ. G-1
Chandrawad. Goa.

2. Mardansab Shaikh 
G-1 ; Imaam Manzil;
Chandrawad, Fatorda
Goa





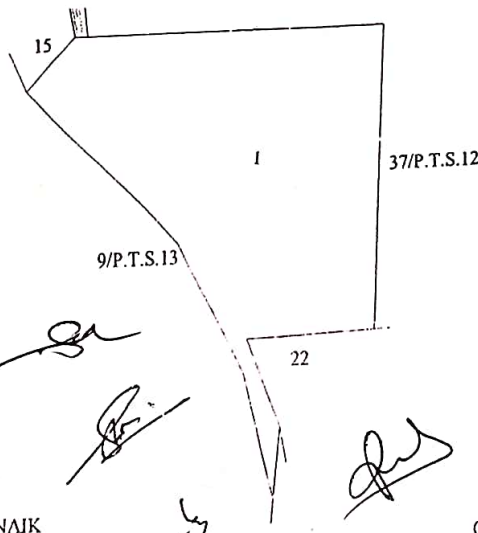
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO-GOA



Plan Showing plots situated at
 Village : MARGAO
 Taluka : SALCETE
 P.T.Sheet No.25/ Chalta No.1
 Scale : 1:500

(Signature)
 28/8/15

(A.V. VAIGANKAR)
 Inspector Of Survey & Land Records
 Margao-Goa



Generated By : DILIP NAIK
 On : 21-08-2015

(Signature)
 Compared By: (D.C. Dabholkar)



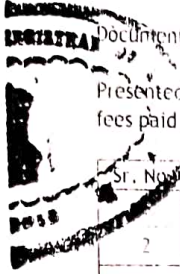
Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 09-11-2018 11:02:52 AM

Document Serial Number : 4919

Presented at 10:21:00 AM on 09-11-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:



Sr. No.	Description	Rs. Ps
	Registration Fee	174930.00
2	Processing Fees	540.00
	Total :	175470.00

Stamp Duty Required: 225000.00 Stamp Duty Paid: 225000.00

Akhter Shaikh presenter

Name	Photo	Thumb Impression	Signature
Akhter Shaikh ,s/o. late Shaikh Kassim , Married,Indian,age 55 Years,Business,r/oH.No.679, Chandrawaddo Fatorda Margao Salcete Goa As the Partner of M/s.A& M Real Estates			



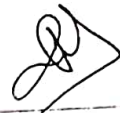
Endorsements

Executant




1 . Sebastiao Noronha alias Seby Noronha, S/o. Assis Francisco Noronha, Married,Indian,age 56
Years,Business,r/oH. No. 707, Nr SBI Hsg Complex,Fatorda,Margao,Goa for self as the Vendor No.1 & as
the POA of his wife by virtue of POA dated 18/08/2016 executed before Notary V.V. Sukhthankar Margao
under No.11549/16

Photo	Thumb Impression	Signature




2 . Caitana Piedade Noronha alias Piedade Noronha alias Piedade Noronha e Silva , D/o. Assis Francisco
Noronha alias Assis F. Noronha , Married,Indian,age 52 Years,House-Wife,r/oH. No. 707, Nr SBI Hsg
Colony, Fatorda,Margao,Goa

Photo	Thumb Impression	Signature
		




3. Luis Silva, S/o. Joaquim Manuel Silva, Married, Indian, age 54 Years, Business, r/o H. No. 707, Nr SBI Colony, Fatorda, Margao, Goa

Photo	Thumb Impression	Signature
		


4. Sayed Mehboob alias Mehboob Sayyad, S/o. Kassim Sayed, Married, Indian, age 45 Years, Business, r/o 2, Mahli Residency, Ambajim, Fatorda, Margao, Salcete, Goa As the Partner of M/s. A& M Real Estates

Photo	Thumb Impression	Signature
		

5. Akhter Shaikh, s/o. late Shaikh Kassim, Married, Indian, age 55 Years, Business, r/o H. No. 679, Chandrawaddo Fatorda Margao Salcete Goa As the Partner of M/s. A& M Real Estates

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Kamalant Narcinva Pai, s/o. Narcinva Pai, Married, Indian, age 57 Years, Adv, r/o Margao salcete Goa	

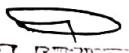
Denotation of Stamp :

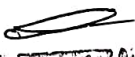
I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 95000/- has been paid thereon.

Scanned By:-

Certified that Mutation Fees of
 Rs. 1000/- has been paid
 Vide Challan No. 201800965566
 Dated 09/11/2018


 Sub-Registrar
 MARGAO
 - CUM -
 REGISTRAR
 SALCETE


 MARGAO
 - CUM -
 REGISTRAR
 SALCETE


 MARGAO
 - CUM -
 REGISTRAR
 SALCETE

Book-1 Document
Registration Number MGO-BK1-04911-2018
CD Number MGOD130 on
Date 14-11-2018



Sub-Registrar (Salcete/Margao)

Scanned By:-

*Prasad
Rohit*

~~REGISTRATION~~
— CUM —
~~REGISTRATION~~
~~REGISTRATION~~



Signature

Designed and Developed by C-DAC, ACTS, Pune