

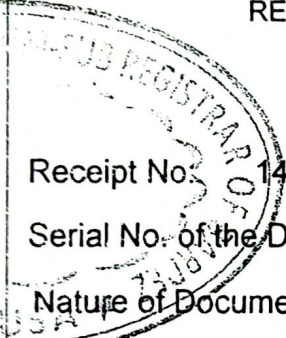
\*REG\_1\_51589\_6\*

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA



Print Date Time: 11/Apr/2018 02:45 PM

Date of Receipt: 11/Apr/2018

Receipt No: 146

Serial No. of the Document: 1650

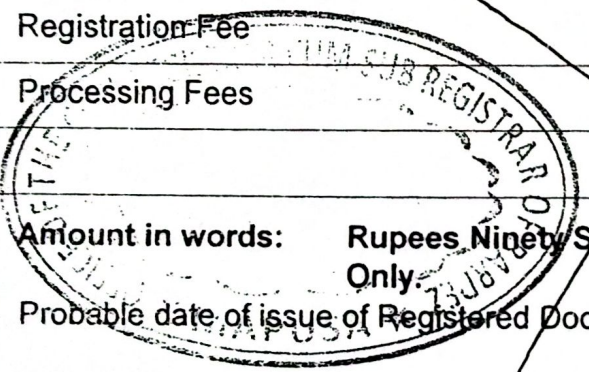
Nature of Document: Sale

Received the following amounts from Sri Amzad Mahamad Hussain Katvelia@ Amjad Hussein Katvelia for Registration of above Document in Book-1 for the year 2018

	Rs.Ps
Registration Fee	97000.00
Processing Fees	280.00
<b>Total :</b>	<b>97280.00</b>

Amount in words: Rupees Ninety Seven Thousand Two Hundred Eighty Only.

Probable date of issue of Registered Document: / /



Signature of the Sub-Registrar

**TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL**

Please handover the Registered Document to the person named below: \_\_\_\_\_

Name of the Person Authorized: \_\_\_\_\_

Specimen Signature of the Person Authorized

Signature of the Presenter

**TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT**

The Registered Document has been handed over to \_\_\_\_\_


Signature of the person receiving the Document on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar



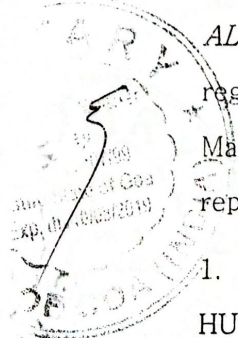
BETWEEN:



1. SHRI. SURYAKANT MAHADEV VIRNODKAR, son of Late Mahadev Virnodkar, 71 years of age, married, retired, holding PAN card bearing no. ADCPV5116H, Adhaar Card no. 964788065211, and his wife,

2. SMT. SUMITRA SURYAKANT VIRNODKAR, wife of Shri Suryakant M. Virnodkar, 63 years of age, married, housewife, holding Adhaar Card no. 988251577759, both Indian Nationals, residents of House no. 146/3, Indira Nagar, Karaswada, Near Post Office, Mapusa, Bardez Goa, hereinafter referred to as the "VENDORS" (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, successors, administrators, assigns, executors and legal representatives) THE PARTY OF THE FIRST PART.

AND




*AL-MUSTAFA DEVELOPERS*, a Partnership Firm, having its registered office at 2, 3<sup>rd</sup> floor, Eldorado Plaza, Near Municipal Market, Panaji Goa, holding PAN Card bearing no. ABFA7834K, represented by its Partners,

1. SHRI AMZAD MAHAMAD HUSSAIN KATVELIA alias AMJAD HUSSEIN KATVELIA, son of Shri Mohammed Hussian Katvelia, 43 years of age, married, Businessman, holding PAN card bearing no. AFZPK4540B, Adhaar Card no. 598266941747, Indian National, resident of Plot no. E-111, House no. 9-463-C, Ganeshpuri, Housing Board, Mapusa, Bardez Goa,

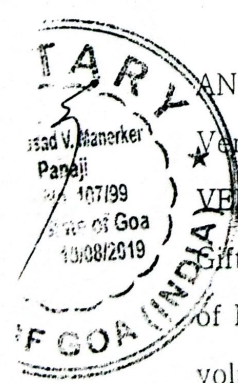
2. MR. ZAHUR AHMED MOTIWALA, son of Shri Gaffar Motiwala, 33 years of age, married, Businessman, holding PAN card bearing no.

*Gussianov*  
*Semalde*      *Katvelia*      *Zmaldar*

ALMPM5419L, Adhaar Card no. 9895940485207, Indian National, resident of 1/2, Sapna Citadel Nagli Hills, Taleigao, Goa, hereinafter referred to as the "PURCHASER", (which expression shall, unless repugnant to the context or meaning thereof, include its Partners, representatives, administrators and assigns) THE PARTY OF THE SECOND PART.



WHEREAS, there exists a property known as "RUMDACHEM GALLUM" or "REVOLEM" bearing Chalta no. 11 B of P.T. Sheet no. 60, admeasuring an area of 699 sq. mts., situated at Caraswada, within the limits of Mapusa City Survey, Taluka and Sub-District of Bardez and District of North Goa, in the State of Goa and not described in the Land Registration Office but enrolled in Taluka Revenue Office of Bardez bearing Matríz no. 1761 (Centre), wherein there existed an old house with Manglore Tiles bearing house no. 3/141, which property along with the house is hereinafter referred to as SAID PROPERTY and the same is more particularly described in the SCHEDULE-I hereunder written and delineated on the annexed hereto with red colour boundary lines.



AND WHEREAS the Said Property originally belonged to Mrs. Venetia Baretto and others and the same was thereafter gifted to the VENDOR no. 1 by Mrs. Venetia Barretto and others by virtue of the Gift Deed dated 28.2.2002, duly registered before the Sub Registrar of Bardez Talyka under no. 492 at pages 428 to 435 of Book no. I volume no. 881 and as such the VENDORS are the exclusive owners in possession of the Said Property.

Susimou

Susimou

Akatu

Susimou

AND WHEREAS, the PURCHASER has approached the VENDORS for the sale of Said Property bearing Chalta no. 11 B of P.T. Sheet no. 60, admeasuring an area of 699 sq. mts., situated within the limits of Mapusa Bardez Goa and the VENDORS have agreed to sell to the PURCHASER, the Said Property for a total consideration of Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only).



AND WHEREAS the PURCHASER had issued public notice dated 20.3.2018 published in the English daily newspaper "HERALD" dated 21.3.2018, thereby calling upon the objection, if any, from the general public to the sale of the Said Property by the VENDORS herein and the PURCHASER had not received any objection in pursuance of the above mentioned public notice.

AND WHEREAS in pursuance of above Agreement, the VENDORS do hereby execute this Sale Deed relating to the Said Property in favour of the PURCHASER herein.



NOW THIS DEED WITNESSETH AS UNDER:-

1. In pursuance of the aforesaid agreement and on receipt of the consideration of the total sum of Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only), paid by the PURCHASER to the VENDORS, vide cheque bearing no. 062865, dated 4.3.2018, for Rs. 1,00,000/-, drawn on Central Bank of India, Panaji Branch, in favour of the VENDOR no. 1 and RTGS transfer of the balance amount of Rs. 47,50,000/- made in the Bank Account of the VENDOR no. 1 on 11.04.2018, the receipt whereof the VENDORS do hereby

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Bomelha  
Aktrull's

Bomelha

expressly admit and acknowledge, the VENDORS do hereby convey, sell, transfer and assign unto the PURCHASER, free from all the encumbrances, liens, charges, whatsoever, TO HAVE AND TO HOLD the entire proprietary right in the Said Property bearing Chalta no. 11 B of P.T. Sheet no. 60, admeasuring an area of 699 sq. mts., (which SAID PROPERTY is more particularly described in the Schedule I written hereunder), situated at Mapusa Bardez Goa, together with all the ways, liberties, profits, advantages, privileges, easements, rights, interest and appurtenances whatsoever to the Said Property in any way appertaining or usually held or occupied therewith or reputed to belonging or be appurtenant thereto and all the estate, right, title, interest, claim, demand and possession whatsoever of the VENDORS in or to the Said Property along with the right to use common rights and facilities attached thereto.



2. The VENDORS have absolute, exclusive, clean, clear and marketable title to the Said Property as also the Said Property is free from all encumbrances, burden, charges etc. created, if any, by the VENDORS and their predecessor-in-title, and the VENDORS further declare that the Said Property is not the subject matter of any dispute or Land Acquisition Proceedings or litigation in any Court of Law, including revenue, Co-operative Court, Registrar Co-operative Societies, Commissioner for Co-operative Societies, or before Minister for Co-operation, Direct and Indirect Tax Authorities or any other statutory authority or Court and except the VENDORS, as stated above, no other person/s has/have any right, interest or title, to or, in respect of the Said Property. Further the VENDORS do hereby declare that,



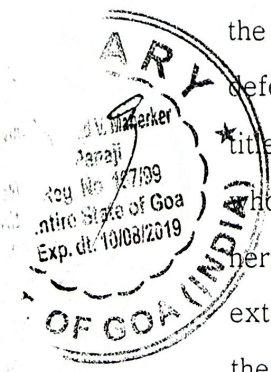
Sugandha  
Sibmodkar  
Akshelis

Zhmodkar

the VENDORS have not entered into any agreement, either orally or in writing, for sale, exchange, mortgage, gift, sub-lease, lien, assignment, easement, charge, maintenance or otherwise with respect to the Said Property in favour of any third party and that the VENDORS have full rights and absolute authority to execute this Deed of Sale in the manner herein contended.



3. The VENDORS confirm to have granted actual and physical possession of the Said Property to the PURCHASER and the PURCHASER hereby confirms to have accepted the same from the VENDORS in full accord and satisfaction. The Said Property shall be quietly entered into and held by the PURCHASER and the PURCHASER shall enjoy the profits received there from without any interruption or disturbance by the VENDORS or any person claiming through or under them and without any lawful disturbance or interruption by any other person whomsoever.



4. The VENDORS further covenant to keep indemnified the PURCHASER from or against all encumbrances, charges, defects and equities whatsoever and that if for any defect in title of the VENDORS, the PURCHASER is deprived of the whole or any part of the Said Property sold, the VENDORS hereby undertake to compensate the PURCHASER to the extent of the damage suffered by them, totally or partially as the case may be.

5. All taxes, cesses and charges, levied due and payable on the Said Property from the date of execution of this Deed shall be borne and paid by the PURCHASER.

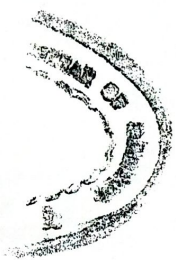
*Susilmon*

*Shimathe*

*A. Jwell's*

*Zimdas*

6. The VENDORS have not mortgaged the Said Property to any person or any institution or any legal entity and has not raised any loan on the Said Property from any person or any institution or any legal entity. The VENDORS have also not entered into any other agreement in respect of the Said Property with any other person or persons and the Said Property is free from any encumbrances, charges liens, whatsoever.



7. The VENDORS and all the persons claiming under them shall and will from time to time, upon the request and at the cost of the PURCHASER do and execute all such acts, deeds, and things whatsoever for further and more perfectly and absolutely granting and assuring the Said Property and every part thereof unto the PURCHASER and placing the PURCHASER in possession of the same according to the true intent and meaning of this Deed or as shall or may be reasonably required and shall sign all and/or any of the documents that may be required to be signed to make changes in the records of various departments.



8. The VENDORS and the PURCHASER hereby declare that the property in transaction does not belong to the Schedule Caste or Schedule Tribe pursuant to notification no. RD/LAND/LRC/318/77 dated 21.8.1978.

9. The VENDORS, upon the execution of this Sale Deed, have no objection for carrying out mutation and to transfer the Electricity meter, House Tax or any other matter in

*Sugamok*

*Shimathe Akatwells*

*Zhmedul*

regard to the Said Property and the house that was existing therein in the name of the PURCHASER.

10. The present market value of the Said Property for the purpose of stamp duty and registration charges is considered to be Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only) and accordingly the requisite Stamp Duty is paid herewith

IN WITNESDS WHEREOF the parties hereto have set their respective hands and signature on the day and year first hereinabove mentioned.

SCHEDULE- I  
(SAID PROPERTY)

ALL THAT property known as " RUMDACHEM GALLUM" or "REVOLEM" bearing Chalta no. 11 B of P.T. Sheet no. 60, admeasuring an area of 699 sq. mts., situated at Caraswada, within the limits of Mapusa City Survey, Taluka and Sub-District of Bardez and District of North Goa, in the State of Goa and not described in the Land Registration Office but enrolled in Taluka Revenue Office of Bardez bearing Matriz no. 1761 (Centre), wherein there existed an old house with Manglore Tiles bearing house no. 3/141, and the property is bounded as under:

On the North: Partly by Chalta no. 5 and partly by way

On the South: By Chalta no. 11 of P.T. Sheet no. 60

On the East: Partly by road and partly by remaining part of Chalta no. <sup>11 of</sup> P.T. Sheet no. 60

On the West: By Chalta no. 11 of P.T. Sheet no. 60



*Atakulls*  
*Gung/Chavara*  
*Zhoda*  
*Simobee*

*Sus 10 - No 4*  
*Simobee*      *Atakulls*      *Zhoda*

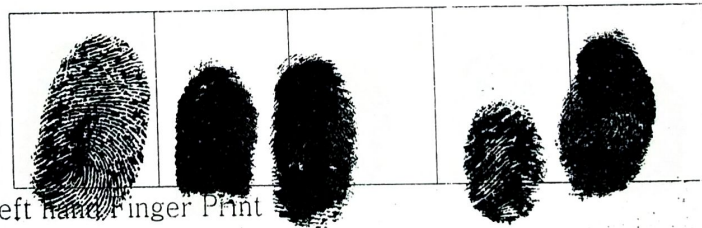
SIGNED AND DELIVERED  
by the WITHINNAMED VENDORS



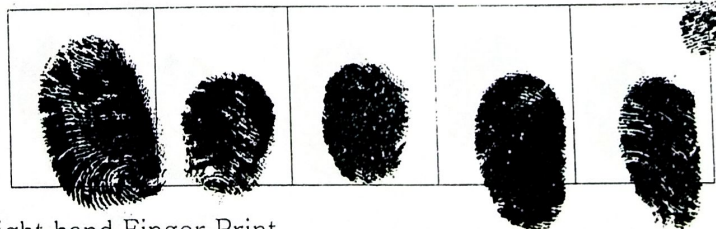
*Suryakant Mahadev Virnodkar*



*Suryakant Mahadev Virnodkar*  
SHRI. SURYAKANT MAHADEV VIRNODKAR



Left hand Finger Print



Right hand Finger Print

*Suryakant Mahadev Virnodkar*

*Stemalde*

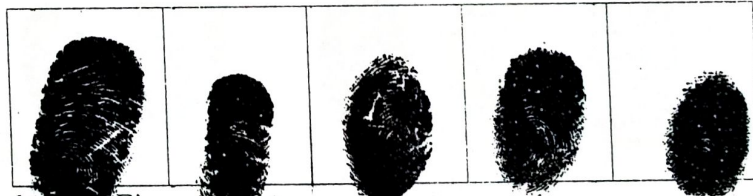
*Akadvelis*

*Virnodkar*

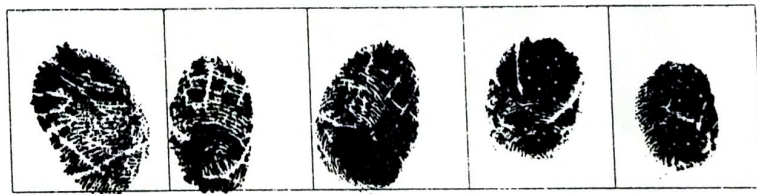


*Skimmed*

SMT. SUMITRA SURYAKANT VIRNODKAR



Left hand Finger Print



Right hand Finger Print



*Suryakant*

*Virnodkar*

*Akatullu*

*Zhang*

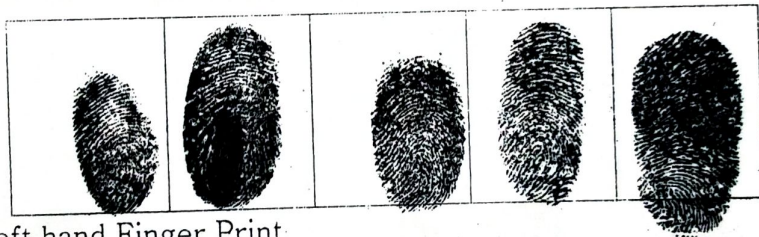
SIGNED AND DELIVERED  
by the WITHIN NAMED PURCHASER



*Akshel's*



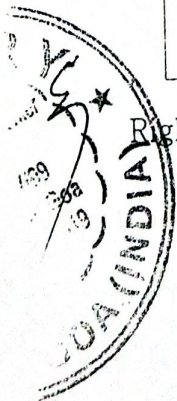
AL-MUSTAFA DEVELOPERS, through its Partners,  
SHRI AMZAD MAHAMAD HUSSAIN KATVELIA  
alias AMJAD HUSSEIN KATVELIA



Left hand Finger Print



Right hand Finger Print



*Sugandha*

*Shamara*

*Akshel's*

*Amjad*



*Zahur*

MR. ZAHUR AHMED MOTIWALA



Left hand Finger Print



Right hand Finger Print



Witnesses:

1. Anil A. Naik

*Anil*

2. Adv. Gandhari Khare

*Adv*

*Sus 18/10/11*

*Gandhari*

*A. C. ...*

*Zahur*



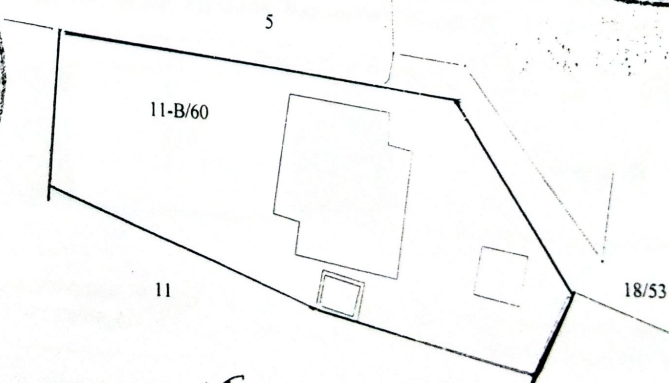
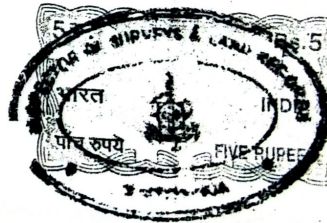
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA



Plan Showing plots situated at  
Village : MAPUSA  
Taluka : BARDEZ  
P.T. Sheet No./ Chalta No. : 60/ 11-B  
Scale : 1:500

Inward No: 2885

*Rajesh R. Pai Kuchelkar*  
(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



*Susoma Nur*  
*Demolke*  
*Akatvel's*

*Shankar*  
Compared By: *Chauhan*  
(F-2)

Generated By : Vrushali Arolkar (D' Man Gr. II)  
On : 03-04-2018

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Office of Sub-Registrar Bardez

Government of Goa

Print Date &amp; Time : 11-04-2018 02:44:39 PM

Document Serial Number : 1650



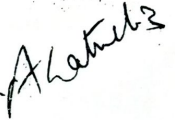
Presented at 02:24:00 PM on 11-04-2018 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	97000.00
2	Processing Fees	280.00
	<b>Total :</b>	<b>97280.00</b>

Stamp Duty Required: 145500.00

Stamp Duty Paid: 146000.00

Amzad Mahamad Hussain Katvelia@ Amjad Hussein Katvelia presenter

Name	Photo	Thumb Impression	Signature
Amzad Mahamad Hussain Katvelia@ Amjad Hussein Katvelia, S/O Mohammed Hussain Katvelia , Married, Indian, age 43 Years, Business, r/o Plot no E-111, House no 9-463-C, Ganeshpuri Housing Board, Mapusa Bardez Goa Pan no AFZPK4540B, Partner of AL-MUSTAFA DEVELOPERS having its reg office at 2, 3rd Floor, Eldorado Plaza, Near Municipal Market, Panaji Goa			

## Endorsements

## Executant

1. Suryakant Mahadev Virnodkar, S/O Late Mahadev Virnodkar, Married, Indian, age 71 Years, Retired, r/o H.no 146/3, Indira Nagar, Near Post Office, Karaswda, Mapusa Bardez Goa Pan no ADCPV5116H

Photo	Thumb Impression	Signature
		

Amzad V. Manoj


Panaji

Reg. No. 107/99


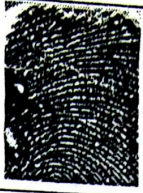

State of Goa

dt. 10/08/2018

2. Amzad Mahamad Hussain Katvelia@ Amjad Hussein Katvelia, S/O Mohammed Hussain Katvelia, Married, Indian, age 43 Years, Business, r/o Plot no E-111, House no 9-463-C, Ganeshpuri Housing Board, Mapusa Bardez Goa Pan no AFZPK4540B, Partner of AL-MUSTAFA DEVELOPERS having its reg office at 2, 3rd Floor, Eldorado Plaza, Near Municipal Market, Panaji Goa



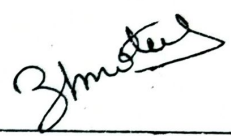
Photo	Thumb Impression	Signature
		

3. Amzad Mahamad Hussain Katvelia@ Amjad Hussein Katvelia, S/O Mohammed Hussain Katvelia, Married, Indian, age 43 Years, Business, r/o Plot no E-111, House no 9-463-C, Ganeshpuri Housing Board, Mapusa Bardez Goa Pan no AFZPK4540B, Partner of AL-MUSTAFA DEVELOPERS having its reg office at 2, 3rd Floor, Eldorado Plaza, Near Municipal Market, Panaji Goa


Photo	Thumb Impression	Signature
		

4. Zahur Ahmed Motiwala, S/O Gaffar Motiwala, Married, Indian, age 33 Years, Business, r/o 1/2, Sapna Citadel Nagli Hills, Taleigao Goa Pan no ALMPM5419L, Partner of AL-MUSTAFA DEVELOPERS having its reg office at 2, 3rd Floor, Eldorado Plaza, Near Municipal Market, Panaji Goa



Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv Gandhali N. Kharbe, W/O Nilesh Kharbe, Married, Indian, age 40 Years, Advocate, r/o 240/4, Sodiem, Siolim, Bardez Goa	

Endorsement:- mutation fees paid of Rs. 1000/- vide challan No. 201800320994 dt. 11/04/18.

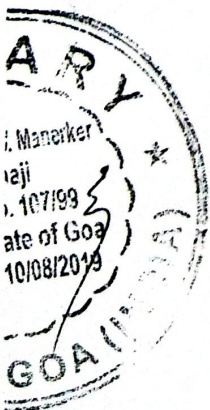
Sub-Registrar

**SUB-REGISTRAR**  
BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document  
Registration Number BRZ-BK1-01821-2018  
CD Number BRZD797 on  
Date 20-04-2018

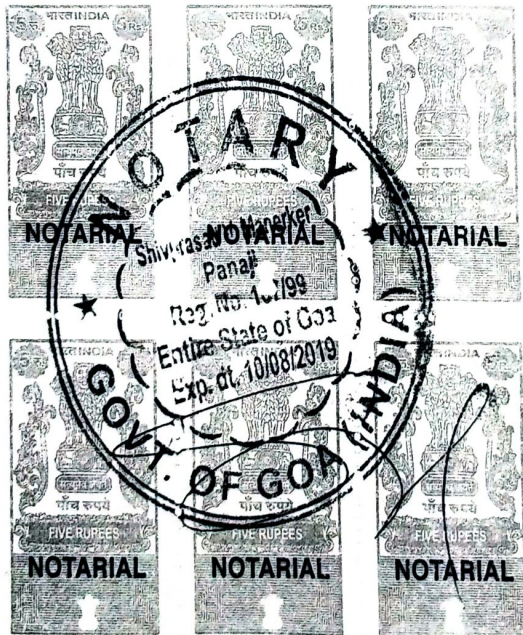
Sub-Registrar (Bardez)

*Shiv Prasad*  
SUB-REGISTRAR  
BARDEZ

Scanned By: *Shabha*

Signature

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY  
REG. No. 6381 DATED 27/4/18

*Shiv Prasad V. Manerkar*  
SHIVPRASAD V. MANERKAR  
NOTARY AT PANAJI  
GOA (INDIA)

