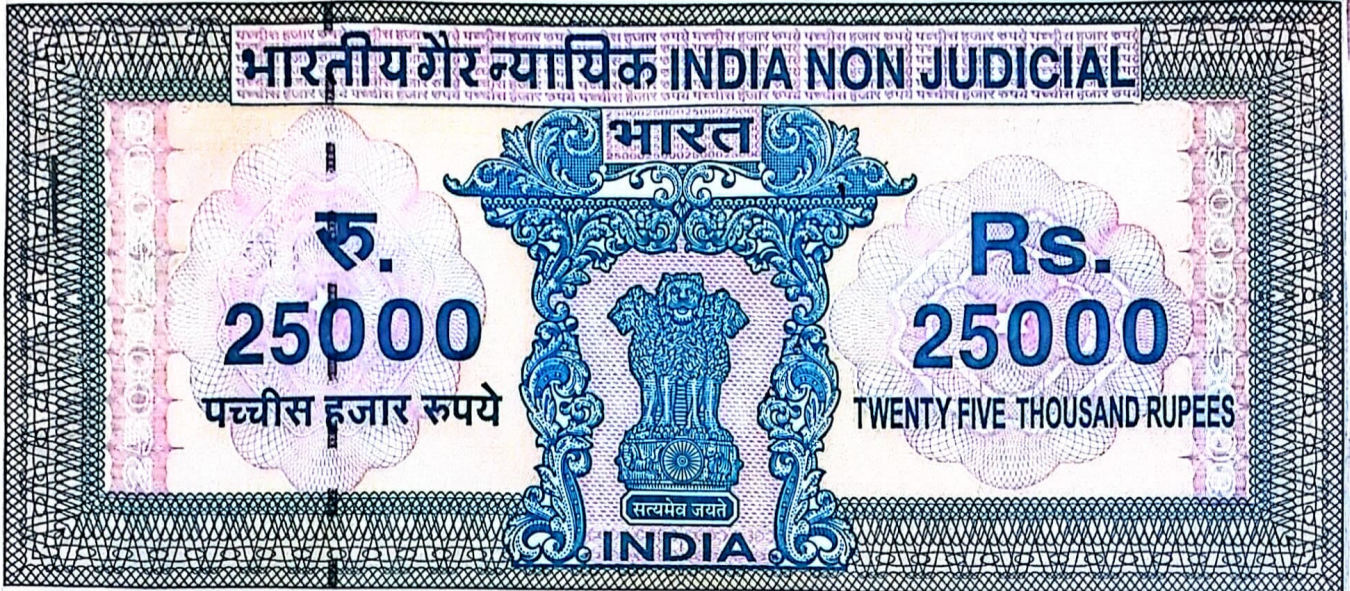
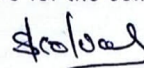
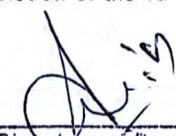


49



गोवा GOA

Serial No. 8407, Place of Vendor MARGAO, 80/12/2022 138864
Value of Stamp Paper: 25000/-
Name of Purchaser: ASIF MUSAIN SHAH
Residence: MARGAO Name of Father: ABRAJ SHAH
Purpose: Transacting Parties }
As there is no one single paper for the value of Rs.,
Additional stamp papers for the completion of the va
attached along with. 1-
Stamp Vendor's Sign. 
Mrs SALONI S. KOLWALKAR
Lic No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa
Signature of Purchaser 

ASIF MUSAIN SHAH For M/s TITAN INFRA

-1-

Authorized Signatory

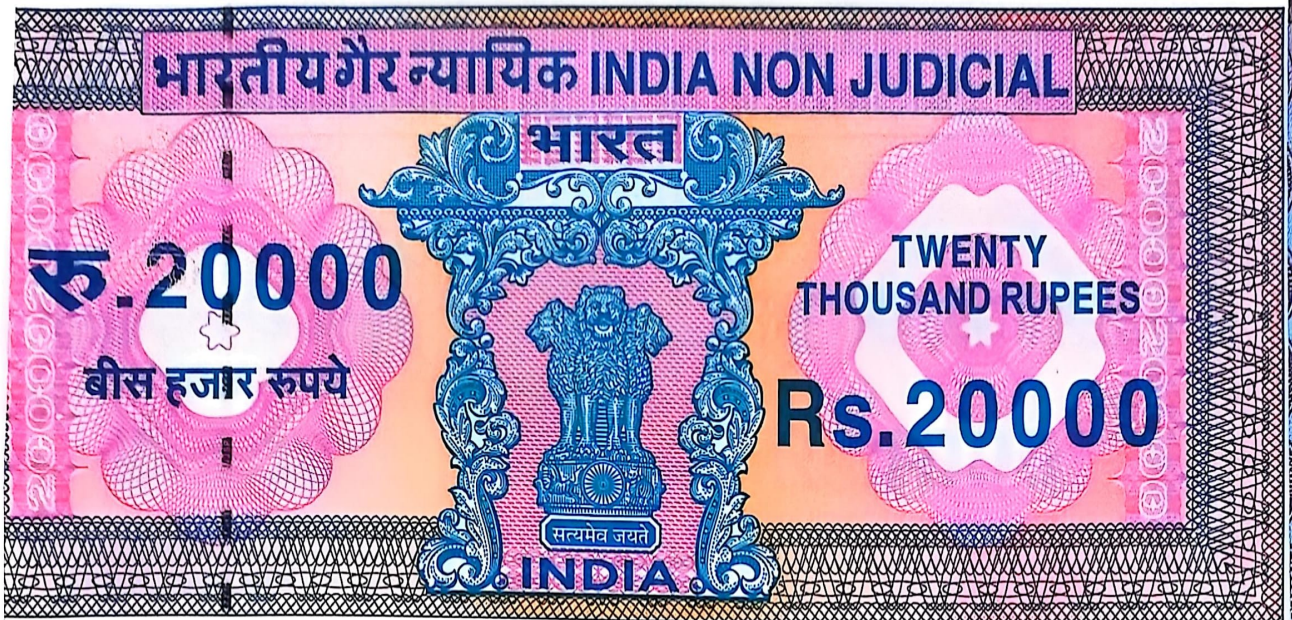
DEED OF SALE






For M/s TITAN INFRA

Authorized Signatory



GOA

Serial No... 8407, Place of Vendor MARGAO Date: 30/12/2022 079519

Value of Stamp Paper: 20000/-

Name of Purchaser: ASIF KUSAIN SHAM

Residence: MANGAO Name of Father: ABHAS SHAM

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 49600/-
Additional stamp papers for the completion of the value are
attached along with.

S... Sign.
M... KOLWALKAR
L... DIVEN-LIC/1/2016/AC-1
M... Goa

Signature of Purchaser

- 2 -

DEED OF SALE

Smink
Hail

For M/s TITAN INFRA

Authorized Signatory



GOA

738182

Serial No... 8407 Place of Vendor MARGAO Date: 30/12/2022

Value of Stamp Paper: 1000/-

Name of Purchaser: ASIF NUSAIN SHAH

Residence: MARGAO Name of Father: AGGAS SHAH

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 49600/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Signature of Purchaser

- 3 -

DEED OF SALE

Smile
Stable

For M/s TITAN INFRA

Authorized Signatory



GOA

Serial No. 8407 Place of Vendor MARGAO Date: 20/12/2016 738231

Value of Stamp Paper: 1000/-

Name of Purchaser: ASIF MUJAW SYAM

Residence: MARGAO Name of Father: ABDUL SYAM

Purpose: Transacting }
Parties

As there is no one single paper for the value of Rs. 49600/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Asif
Signature of Purchaser

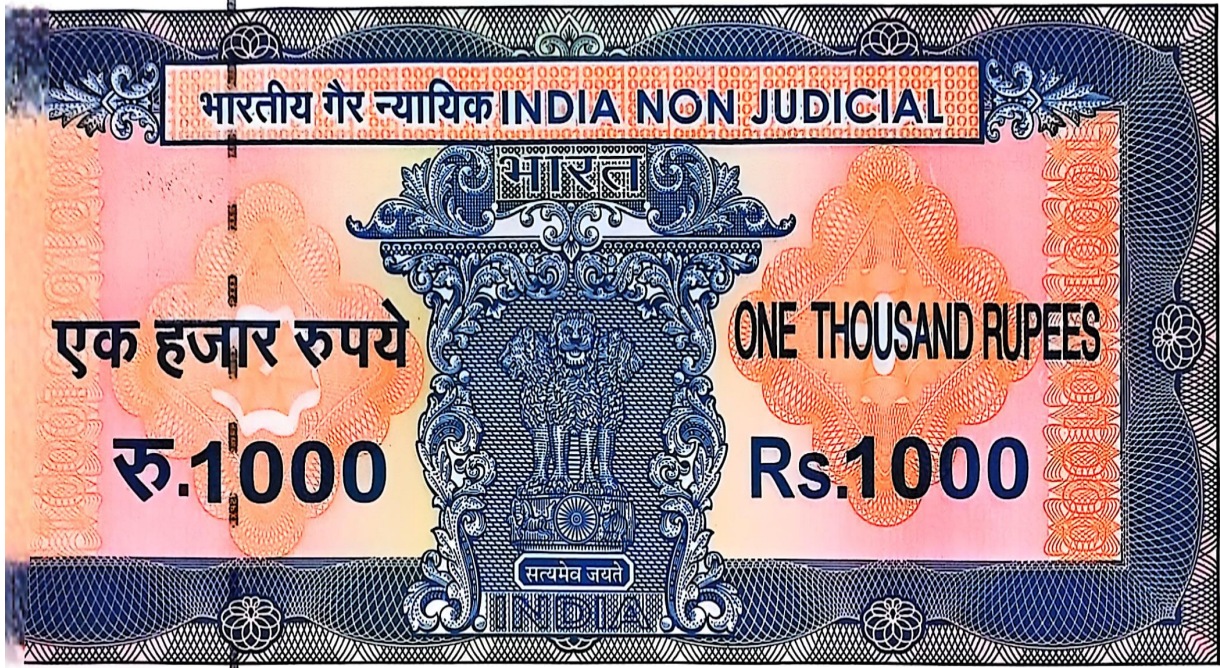
-4-

DEED OF SALE

Snik
Atish

For M/s TITAN INFRA

Asif
Authorized Signatory



GOA

Serial No. 8407 Place of Vendor MARGAO Date: 30/12/2022 738229

Value of Stamp Paper: 1000/-

Name of Purchaser: ASIF MUSAIN SYAM

Residence: MARGAO Name of Father: ABRAHAM SYAM

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 49600/-

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Signature of Purchaser

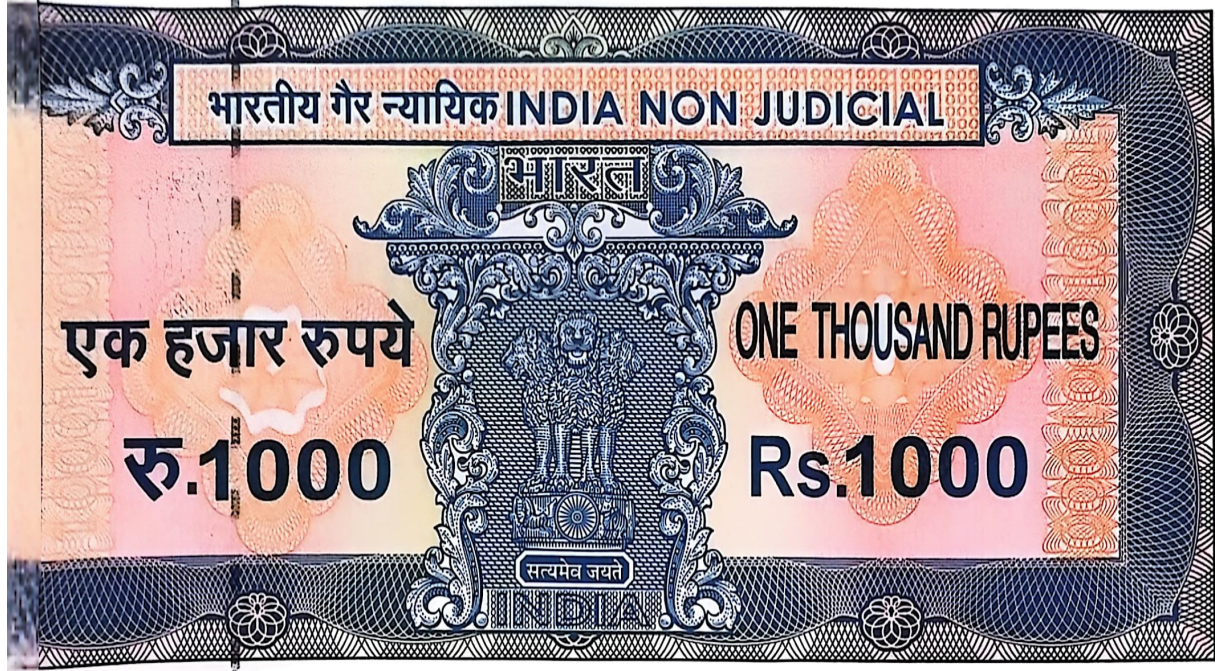
-5-

DEED OF SALE

Smile
Stair

For M/s TITAN INFRA

Signature
Authorized Signatory



GOA

Serial No. 8407 Place of Vendor MARGAO Date 20/12/2022 738230
Value of Stamp Paper: 1000/-
Name of Purchaser: ASIF MUSAIN SHAM
Residence: MARGAO Name of Father: ANNA S SHAM
Purpose: Transacting }
Parties }
As there is no one single paper for the value of Rs. 49600/-
Additional stamp papers for the completion of the value are
attached along with. Saloni
Stamp Vendor's Sign. Saloni
Mrs SALONI S. KOLWALKAR
Lic No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa Signature of Purchaser Asif

- 6 -

DEED OF SALE

Saloni
Atail

For M/s TITAN INFRA

Saloni
Authorized Signatory



गोवा GOA

Serial No. 8407, Place of Vendor MARGAO Date: 30/12/2022 773098

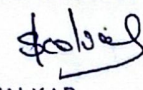
Value of Stamp Paper: 500/-

Name of Purchaser: ASIF MUSTAIN SHAM

Residence: MARGAO Name of Father: AGAS SHAM

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs. 49600/-
Additional stamp papers for the completion of the value are
attached along with.

Sign. 
S. I. OLWALKAR
LIC-11/2016/AC-I


Signature of Purchaser

-7-

DEED OF SALE


S. I. OLWALKAR

For M/s TITAN INFRA


Authorized Signatory



गोवा GOA

Serial No. 8407 Place of Vendor MARGAO Date: 20/12/2021 A 866285

Value of Stamp Paper: 100/-

Name of Purchaser: ASIF MUSAIN SHAM

Residence: MARGAO Name of Father: ABDAS SHAM

Purpose: Transacting
Parties

As there is no one single paper for the value of Rs. 49600/-
Additional stamp papers for the completion of the value are
attached along with.

Signed Vendor's Sign,
MRS. SALONI S. KOLWALKAR
LIC. NO. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Signature of Purchaser

- 8 -

DEED OF SALE

Smile
Atail

For M/s TITAN INFRA

Signature
Authorized Signatory

THIS DEED OF SALE is made and executed at Margao on this 31st day of December in the year Two Thousand and Twenty Two.

BY AND BETWEEN:

1. MR. BHASKER PANDHARINATH NAIK, also known BASCORA PONDORINATA NAIQUE, son of late Pandharinath B. Naik, 49 years of age, married, Indian national, businessman, having Pan Card No. _____, having Aadhaar Card No. _____, having Mobile No. 9 _____ 392 and email id: bhaskernaik40@gmail.com, and his wife;

2. MRS. MEETA MARUTI LAWANDE alias SAILEE BHASKER NAIK, daughter of Maruti Lawande, wife of Bhasker Pandharinath Naik, 44 years of age, married, housewife, having Pan Card No. _____, having Aadhaar Card No. _____, having Mobile No. 9 _____ '6 and email id: bhaskernaik40@gmail.com both residents of House No. 365, Varca, Salcete, Goa, hereinafter collectively referred to as the "VENDORS" (which expression unless repugnant to the context or meaning thereof shall mean and include the aforesaid parties to this deed, their respective heirs, their respective legal representatives and assigns) THE PARTIES OF THE ONE PART.

AND

M/S TITAN INFRA, a Partnership Firm duly registered under the Indian Partnership Act 1961, having its registered address at 1st Floor, 6, 74/B, Glasswala Building, L. J. Road, Mahim, Mumbai- 400 016, registered under No. 4790005909472 and registered 06-12-2021, on having Pan Card bearing No. / _____ having email id: titaninfra9@gmail.com represented herein by its authorized signatory MR. ASIF HUSAIN SHAH, 37 years of age, son of Gulam Abbas Shah; Businessman, Married, having mobile No. _____, resident of H.No. (2) 248, Sirvodem, Charivaddo, VTC, Margao, Goa;



[Handwritten signature] *[Handwritten signature]*

For M/s TITAN INFRA

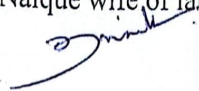
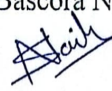
[Handwritten signature]
Authorized Signatory

Having Aadhaar Card bearing No., having Pan Card bearing No: hereinafter referred to as the 'PURCHASER'(which expression unless repugnant to the context or meaning thereof shall mean and include therefore said firm, its partners for the time being, its legal representatives and assigns) THE PARTY OF THE OTHER PARTY.

The PURCHASER herein is represented by MR. ASIF HUSAIN SHAH, 37 years of age, son of Gulam Abbas Shah; Businessman, Married, having mobile No., resident of H.No. (2) 248, Sirvodem, Charivaddo, VTC, Margao, Goa; Having Aadhaar Card bearing No. in terms of Power of Attorney dated 09-03-2022 at serial No.5581/2022 on 9th March 2022 executed before Notary Adv Zenia Fernandes e Vas.

WHEREAS at and within the limits of Village Panchayat of Varca Salcete Goa i.e within the revenue Village of Varca, Salcete Taluka of South District of the State of Goa there exists a landed property named "REPROVADO" which is bounded:
On the East by the property of Amancio Cucufato Dos Santos ,
On the West by that of Trifoneo De Sa and others,
On the North by Joaquim Xavier Reis and;
On the South by said Amancio and of the heirs of Cosme Damiao Baracho,
registered in the Office of Land Registrar of Salcete at Margao Goa at page 193 overleaf of Book B No.14 of the New Series under land description No. 24323, hereinafter referred to as the "larger property".

AND WHEREAS the inscription of Transmission of the said larger property is found inscribed at page 31 of Book G No.45, in the Office of Land Registrar of Salcete at Margao Goa in favour of Goculanata Naique alias Gocula Nata Bascora Naique, the same having been allotted in the Inventory proceedings which took place on the death of his mother Chondrobaga Naique wife of late Bascora Naique.

For M/s TITAN INFRA


Authorized Signatory

AND WHEREAS by a Deed of Succession dated 01-08-1994 drawn at Folio 6V of Deeds Book 1361 in the Office of Notary Public Ex Officio of Salcete at Margao Goa, which was drawn upon the death of late Laxmibai Goculnata Naique who was also known as Locximimbai Gokulanant Naik and who hailed from Varca, Salcete Goa, and who was married to Shri Gocula Nata Bascora Naique, but had no issues, said Bascora Pondorinata Naique alias Bhasker Pandharinath Naik (THE VENDOR NO.1 HEREIN) qualified himself as the sole and universal heir of said late Laxmibai Goculnata Naique who was also known as Locximimbai Gokulanant Naik and of her husband said late Shri Goculnata Bascora Naique, alias Goculanata Bascora Naique who otherwise by a will dated 09/05/1969 drawn by the Notary Ex-Officio of Salcete and recorded at Folio(page) 95 overleaf onwards of wills book no.62 was appointed as the sole universal heir of said late Laxmibai Goculnata Naique who was also known as Locximimbai Gokulant Naik, apart from late Shri Goculanata Bascora Naique, being her moiety sharer (widower).

AND WHEREAS in the said Deed of Succession dated 01-08-1994 drawn at Folio 6V of Deeds Book 1361 in the Office of Notary Public Ex Officio of Salcete at Margao Goa, it is also found recorded that on 10/02/1993 said Goculanata Bascora Naique who was also known as Goculananta Bhasker Naik, expired in the status of widower without any ascendants or decedents but by executing a public will dated 25/10/1985 drawn in the Notary Ex-Officio of Salcete and recorded at Folio(page) 20 onwards of wills book no.128 according to which said Bascora Pondorinata Naique alias Bhasker Pandharinath Naik (THE VENDOR NO.1 HEREIN) qualified himself to be the sole and universal heir of the said two deceased persons.

AND WHEREAS by a Deed of Succession dated 10-09-2018 drawn at Folio 71V to 72 of Deeds Book 1656 in the Office of Notary Public Ex Officio of Salcete at Margao Goa, drawn upon the death of Smt. Mirabai Pandharinath Naik, which



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For M/s TITAN INFRA

[Handwritten signature]
Authorized Signatory

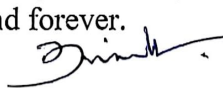
occurred on 8/01/2018 ,widow of Vinayak alias Pandharinath B Naik alias Pandharinath Naik, Bascora Pondorinata Naique alias Bhasker Pandharinath Naik(THE VENDOR NO.1 HEREIN) qualified himself as her sole and universal heir.

AND WHEREAS a portion of the said larger property more particularly found described in the schedule hereunder written as on date belongs to the VENDORS herein who are both husband and wife inter se, hereinafter referred to as the said plot.

AND WHEREAS the vendors herein have offered the said plot for sale which the PURCHASER herein is desirous of purchasing from the VENDORS.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1.That pursuant to the payment of total consideration of Rs.16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only) paid by the PURCHASER to the VENDORS herein the payment and receipt whereof each of the VENDORS herein do hereby admit and acknowledge, and out of the same, each of the vendors herein do hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER herein, free from all encumbrances and attachments whatsoever, the said plot described in the Schedule hereunder written which forms part of the larger property described herein above, which said plot is presently surveyed under No.58/4 of Village Varca Salcete Goa consisting of 5 yielding coconut trees and 1 mango tree and totally admeasures an area of 150 sq mts more particularly depicted by red colour boundary lines in the plan/sketch annexed hereto, together with the benefits of all rights, ways, passages, liberties, easements, appendages and appurtenances and all estate, right, title and interest whatsoever of the VENDORS in the said plot TO HAVE AND TO HOLD the said plot, hereby conveyed unto the PURCHASER, absolutely and forever.




For M/s TITAN INFRA


 Authorized Signatory


2. That the title of the VENDORS and each of them, to the said plot under survey No.58/4 of Village Varca, Salcete, Goa, hereby sold and every part thereof, is perfect and free from any encumbrance or defect whatsoever and that the VENDORS herein have absolute right to sell the said plot.

3. That the PURCHASER herein shall hereafter peaceably and quietly hold, use and enjoy the said plot without any hindrance, interruption, claim or demand whatsoever by or from any of the VENDORS herein or from any person whosoever, claiming through any of the VENDORS herein.

4. That the VENDORS herein and all persons claiming under the VENDORS herein shall and will from time to time upon the request of the PURCHASER herein execute all such Deeds, things and acts whatsoever for further and more perfectly assuring the said plot and every part thereof unto the PURCHASER herein.

6. The VENDORS herein have today handed over the possession of the said plot described in the Schedule hereunder written, unto the PURCHASER herein.

7. It is hereby further declared that the said plot hereby transferred is free from all encumbrances, charges, claims or demands, and that the VENDORS herein have not done anything whereby the VENDORS are prevented from selling/transferring the said plot or any part or portion thereof unto the PURCHASER herein.

8. The PURCHASER herein shall be adequately compensated by each of the VENDORS herein in the event the title of the VENDORS herein with respect to any part or portion of the said plot is found to be defective on account of any claim/claims, are made by any person/persons/authority with respect to any part or portion of the said plot, hereby sold.



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For M/s TITAN INFRA

[Handwritten signature]
Authorized Signatory

9. The PURCHASER herein hereby undertake to hereinafter pay all taxes/ cesses /charges leviable by any concerned authorities with respect to any part or portion of the said plot.

10. Each of the VENDORS herein do hereby expressly state that the VENDORS have no objection whatsoever in the PURCHASER having its name incorporated in the relevant survey records relating to the said plot by applying for mutation and each of the VENDORS state and declare that none of them have any objection of whatsoever nature in the event the PURCHASER applies for partition of the survey holding concerning any part or portion of the said plot through the Office of concerned statutory Authorities and further if the PURCHASER carries out any works of development within any part or portion of the said plot hereby sold including construction of any structure/structures/motorable road thereon.

11. Each of the VENDORS herein hereby declares that none of the VENDORS herein belongs to the Scheduled Caste/Scheduled Tribe.

12. There is a plan annexed to this Deed, depicting the said plot in red color boundary lines and the same shall form an integral part of this Deed.

13. For the purpose of stamp duty, the said property hereby sold is valued at Rs.

Thousand Only), which is @ of about Rs - per sq mtr and the same is the fair market value of similar land situated within the vicinity of the said property and prescribed stamp duty of Rs. is accordingly paid herewith.



SCHEDULE

(OF THE SAID PLOT REFERRED TO HEREIN ABOVE)

All that piece and parcel of LANDED PROPERTY known as "REPROVADO" Totally admeasuring 150 sq mts and presently bearing Survey No.58/4 of Revenue Village of Varca, Salcete

[Signature]

[Signature]

For M/s TITAN INFRA

[Signature]
Authorized Signatory

Taluka of the South District of the State of Goa, which as an independent unit of land is presently bounded as under:

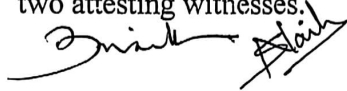
On the North: by the land bearing Survey No.58/1 of Village Varca, Salcete, Goa,

On the South:by the land bearing Survey No.58/3 of Village Varca, Salcete, Goa

On the West:by the existing tarred Public road proceeding from Margao to Cavelossim, Salcete Goa,

On the East:by land bearing survey No.58/2(part) and 58/3(part) and of Village Varca, Salcete, Goa.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this Deed on the day, date and the year first herein above mentioned, in the presence of two attesting witnesses.

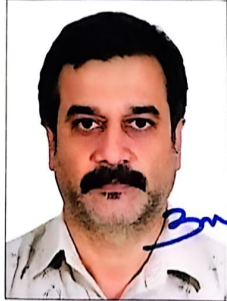


For M/s TITAN INFRA



Authorized Signatory

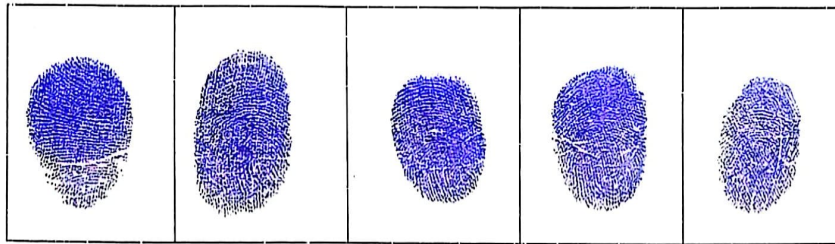




(THE VENDOR No.1)

Signed and delivered by the within
named the VENDOR No. 1 herein
namely MR. BHASKER
PANDHARINATH NAIK alias
BASCORA PONDORINATA
NAIQUE

Right hand fingerprints:



Left hand fingerprints:



For M/s TITAN INFRA

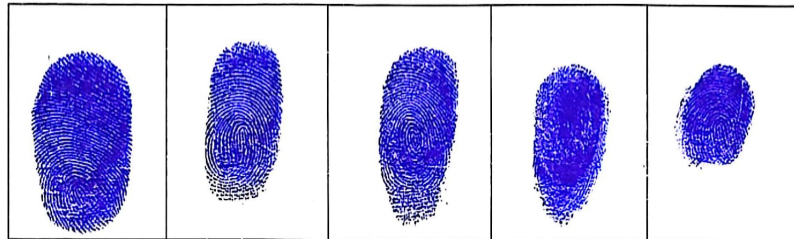
Authorized Signatory

(THE VENDOR No.2)



Signed and delivered by the duly
constituted attorney of VENDOR No.
2 namely MRS. MEETA MARUTI
LAWANDE alias SAILEE
BHASKER NAIK

Right hand fingerprints:



Left hand fingerprints:



For M/s TITAN INFRA

Authorized Signatory



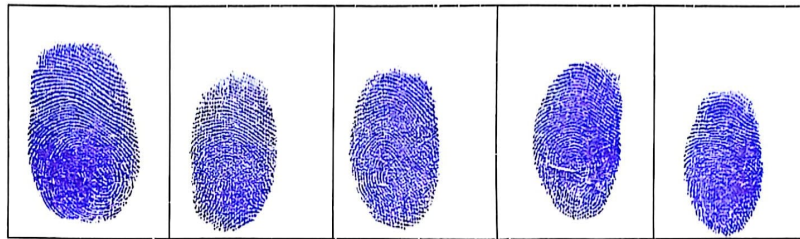
(THE PURCHASER)

For M/s TITAN INFRA

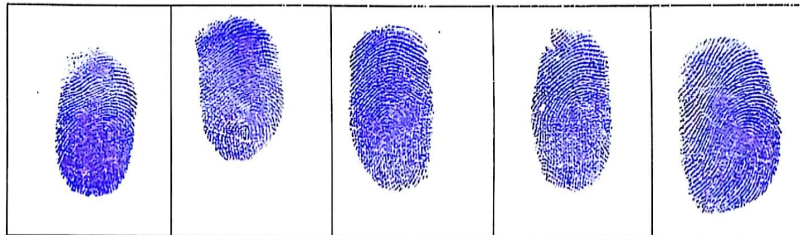
Authorized Signatory

Signed and delivered by the duly constituted attorney of the PURCHASER namely M/S TITAN INFRA, a Partnership Firm its authorized signatory MR. ASIF HUSAIN SHAH

Right hand fingerprints:



Left hand fingerprints:



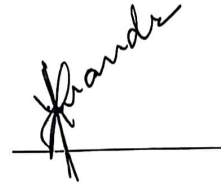
Asif Husain Shah

For M/s TITAN INFRA

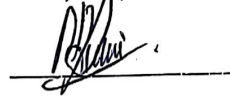
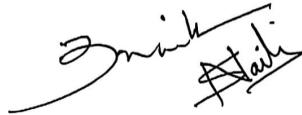
Authorized Signatory

Witnesses:

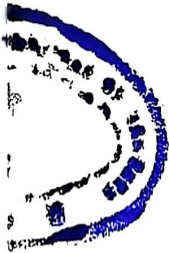
1. Mrs. Zenia Hermina Fernandes,
46 years of age, Daughter of
Necessidade Gonsalo Fernandes,
advocate by profession, married,
having mobile No.
resident of H.No. 66, Ratwaddo,
Navelim, Salcete Goa, having
Aadhaar Card bearing No.



2. Mr. Noor Mohammed Shaikh,
53 years of age, son of Bashir Ahmmed Shaikh;
Businessman, Married,
having mobile No
resident of Flat.No. 7, Meera Housing Society,
Near Abar Masjid Sirvodem, Margao, Salcete, Goa;
Having Aadhaar Card bearing No.

For M/s TITAN INFRA


Authorized Signatory




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

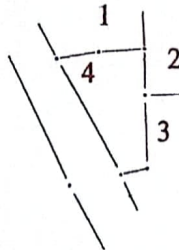


Plan Showing plots situated at
Village : VARCA
Taluka : SALCETE
Survey No./Subdivision No. : 58/ 4
Scale : 1 :1000

Inward No: 4552



10/9/15
(A. V. VAIGANKAR)
Inspector of Survey & Land Records
Margao Goa.



SURVEY No. 58

FOR NFRA

Signatory

Generated By: Shaikh
On : 03-09-2015

07/09/15
Compared By: D. C. DABHOLKAR



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Jan-2023 10:46:47 am

Document Serial Number :- 2023-MGO-49

Presented at 10:43:33 am on 05-Jan-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required :

Stamp Duty Paid :

Presenter:

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASIF HUSAIN SHAH ,Father Name:Gulam Abbas Shah, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - having its registered office at 1st Floor, 6, 74-B, Glasswala Building, L.J. Road, Mahim, Mumbai 400016, Address2 - Mumbai, PAN No.:			 FOR NOTTAN INFRA Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BHASKER PANDHARINATH NAIK Alias BASCORA PONDORINATA NAIQUE , Father Name:Late Pandharinath B Naik, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. 365, Varca, Salcete Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MEETA MARUTI LAWANDE Alias SAILEE BHASKER NAIK , Father Name:Maruti Lawande, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 365, Varca, Salcete Goa, PAN No.:			
3	ASIF HUSAIN SHAH , Father Name:Gulam Abbas Shah, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, having its registered office at 1st Floor, 6, 74-B, Glasswala Building, L.J. Road, Mahim, Mumbai 400016Mumbai, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ZENIA HERMINA FERNANDES, Age: 46, DOB: , Mobile: 7 , Email: , Occupation: Advocate , Marital status : Married , Address: 403707, H.No. 66 Ratwaddo Navelim Salcete Goa, H.No. 66 Ratwaddo Navelim Salcete Goa, Navelim, Salcete, South Goa, Goa			
2	Name: NOOR MOHAMMED SHAIKH, Age: 53, DOB: , Mobile: 7 , Email: , Occupation: Business , Marital status : Married , Address: 403601, Flat No. 7 Meera Housing society Near Abar Masjid Sirvodem Margao Salcete Goa, Margao, Salcete, South Goa, Goa			


Sub Registrar
 Civil Registrar
 Cum-

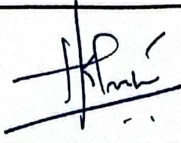
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