Plot-3

GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub Registrar, Mormugoa

STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 353500/-

(Rupees Three Lakh Fifty Three Thousands Five Hundred only)

PAID VIDE E-RECEIPT NO 202400806154 DATED :08-Nov-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB-REGISTRAR OF MORMUGAO * MORMUGAO-GOA *

Sub Registrar

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

[redacted]

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400063872
DOCUMENT SERIAL NUMBER	:	2024-MOR-2449
DATE OF PRESENTATION	:	14-Nov-2024
DOCUMENT REGISTRATION NUMBER	:	MOR-1-2343-2024
DATE OF REGISTRATION	:	14-Nov-2024
NAME OF PRESENTER	:	MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH
REGISTRATION FEES PAID	:	₹253620/-
PROCESSING FEES PAID	:	₹1000/-
MUTATION FEES PAID	:	₹1500/-

THE SEAL OF THE SUB-REGISTRAR OF MORMUGAO * MORMUGAO-GOA *

Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

Echallan No. 202400806154

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 08/11/2024 09:39:02

Name and Address of Party : Jassim | 9545068965
Vasco

Service: Stamp Duty

	Amount
Stamp Duty	₹ 353500.00
Total Amount :	₹ 353,500.00

(Rs. Three Lakh Fifty Three Thousand Five Hundred Only)

Department Data: 202400063872 NOTARY|202400063872 NOTARY

Bank ref No: CPAEKXQFH8
Status: Success
Payment Date: 08/11/2024 12:58:44
Payment Gateway: SBI_MOPS

RAR OF M@RMUGAO
GAO-GOA

Print Date: 08/11/2024 12:59:24

2024-MOR-2449
14/11/2024

DEED OF SALE

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

THIS DEED OF SALE is made at Vasco-Da-Gama, South Goa, State of Goa, on this 8th day of November 2024

BETWEEN

MRS. SUKANTI MADHAV KAMAT, wife of Dr. Madhav H. Kamat, aged about 81 years, married, housewife, holding PAN Card No. [redacted] Aadhar Card No. [redacted] Mobile No [redacted], Indian National, residing at Usha Kiran, Flat No. 9, 5th Floor, M. L. Dahanukar Marg, Mumbai 400 026, hereinafter referred to as "THE VENDOR" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, representatives, administrators and assigns) of the **FIRST PART**

AND

2. A. MR. AZIM SHAIK, son of Mr. Chandsab Shaik, aged about 45 years, married, service, holding PAN CARD No. [redacted] Aadhaar Card No. [redacted] Mobile No [redacted] Indian Nationals, residing at Flat no.S-5, Amina Bldg., Chincholim, Taleigao, Tiswadi, Goa,

2.B. MR. NITIN BHASKAR SHETTY, son of Mr. Bhaskar Anthaya Shetty , aged about 52 years, married, service, holding PAN CARD No. [redacted], Aadhaar Card No. [redacted], Mobile No [redacted], Indian Nationals, residing at House No.2-13,

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

Saraswati Jeevan Laxmi Cooperative Society, Dr. R. P. Road, Mulund West, Mumbai, Maharashtra - 400080.

2.C. MR. **MOHAMMED JASSIM SHAIKH** alias **JASSIM MOHAMMED SHAIKH**, son of Mr. Daud Farook Shaikh, aged about 32 years, married, business, holding PAN CARD No. [redacted] Aadhaar Card No. [redacted], Mobile No. [redacted] Indian Nationals, residing at Flat no.S-2, 2nd floor, C- Block, Zuari Complex, Baina, Vasco da Gama, Goa referred to as "THE PURCHASERS" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, representatives, nominees, administrators and assigns) of the **SECOND PART**.

WHEREAS Mr. Chandrakant Sadanand Naik and his wife Mrs. Minakshi Chandrakant Naik, were the original owners of the piece of land surveyed under no. 40/1 being the part of the property known as "*Pixalem Deul*" or "*Deul Pixalem e Perilem*" or "*Deul & Pixalem*" or "*Perilem*" or *Deul*", situated within the jurisdiction of Chicalim Village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration Office of Salcete under No. 1217 at folios 12 reverse of Book 4 New Series and enrolled in the Taluka Revenue Office of Mormugao under Matriz Nos. 46 and 47more particularly mentioned and described in **SCHEDULE I** herein below and hereinafter referred

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

'the Said Property'.

AND WHEREAS Mr. Sadanand Pundolica Naik and his wife Mrs. Kashi alias Manoramabai Sadanand Naik, were entitled to enjoy the usufruct of the Said Property.

AND WHEREAS by Deed of Sale (Indenture of Sale) dated 31/1/1982 Mr. Chandrakant Sadanand Naik and his wife Mrs. Minakshi C. Naik, and Mr. Sadanand P. Naik and his wife Mrs. Kashi alias Manoramabai S. Naik, sold the Said Property to Mr. Shaikh Mohidin Shaikh Dawood and his wife Mrs. Hajirabi Shaikh Mohidin, which Deed is duly registered in the Office of the Sub-Registrar of Mormugao under registered No. 14 at pages 339 to 350 of Book No. I Vol. No. 51 dated 7/4/1982.

AND WHEREAS by Deed of Partnership dated 19/12/1986 Mr. Shaikh Mohidin Shaikh Dawood and his wife Mrs. Hajirabi Shaikh Mohidin along with six others, registered a partnership under the name of style of MOHIDIN ESTATES, which Deed is registered with the Registrar of Firms, Margao under serial no. 58/1987 on 27/3/1987.

AND WHEREAS Mr. Shaikh Mohidin Shaikh Dawood, being partner of Mohidin Estates, expired on 14/3/1998 and the aforesaid firm was duly reconstituted as on 15/3/1998 vide Deed of Reconstitution of Partnership "Mohidin Estates" dated 26/3/1998.

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

AND WHEREAS Mohidin Estates secured necessary permission for the development and sub-division of the Said Property from the competent authorities, being Development Permission no. MPDA/9-M-4/84-85/181 and 182 dated 2/6/1984 subsequently revised Orders nos. MPDA/9/M-4/86-87/1901 dated 31/12/1986, MPDA/9-M-4/89-90 dated 28/7/1989, MPDA/9-M-4/90-91/13 dated 3/4/1990 and Completion Certificate no. MPDA/9-M-4/90/91/13 dated 3/4/1990.

AND WHEREAS by a Deed of Sale dated 18/02/1991, Mohidin Estates, a partnership firm duly registered under the Indian Partnership Act 1932, constituted of Mr. Shaikh Mohidin Shaikh Dawood, Mrs. Hajirabi Shaikh Mohidin, Mr. Abdul Azim Shaikh Mohidin, Mrs. Tahira Abdul Azim Shaik,Mr. Anwarali Shaikh Mohidin, Mrs. Mehrunmsa Anwarali Shaikh, Mr. Mohammed Iqbal Shaikh Mohidin and Mrs. Shireen Mohammed Iqbal Shaikh, sold sub-divided plot identified as Plot No. 3 admeasuring an area of 357 sq. metres (the "Said Plot of Land" – for short) being a part or portion of the Said Property, and more particularly mentioned and described in **SCHEDULE II** hereunder written, to the VENDOR herein, which Deed is duly registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under registered No. 63 at pages 363 to 391 of Book No. I Vol. No. 51 dated 19/2/1991.

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

AND WHEREAS the VENDOR herein is married to Dr. Madhav H. Kamat, a resident of Mumbai, and their marriage was solemnized in the city of Mumbai. The Goa Family Law/Code is not applicable to the VENDOR and her husband.

AND WHEREAS the VENDOR is the true owner in possession of the Said Plot of Land.

AND WHEREAS the PURCHASERS have contributed towards the capital in following proportions as under:

1. *MR. AZIM SHAIK* ... *40 %*
2. *MR. NITIN B SHETTY* ... *40 %*
3. *MR. JASSIM MOHAMMED SHAIKH* ... *20 %*

AND WHEREAS the VENDOR has agreed to sell, and the PURCHASERS have agreed to purchase the Said Plot of Land, being all that Plot No.3, admeasuring an area of 357 sq. meters, which is more particularly described in SCHEDULE II herein, at or for a total consideration of **Rs.78,54,000/- (Rupees Seventy Eight Lakhs Fifty Four Thousand Only)** on the existing terms and conditions between the Parties.

AND WHEREAS Mr. Azim Shaik And Mr. Nitin Bhaskar Shetty, the Purchaser no.2A & 2B have executed Power Of Attorney Holder, Mr. Jassim Mohammed Shaikh, vide Power of Attorney dated 05/10/2024 notarized before Adv. Manoj Madhu Shetye dated 05/10/2024 registered under no.3095/2024.

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

AND WHEREAS the Parties are desirous to reduce into writing the said terms and conditions agreed and accepted between them.

NOW THEREFORE THIS DEED WITNESSESTH that in pursuance of the said agreement and in consideration of the sum of Rs.78,54,000/- (Rupees Seventy Eight Lakhs Fifty Four Thousand Only) paid by the PURCHASERS to the VENDOR being the entire consideration price agreed upon (receipt whereof the VENDOR admits and acknowledges) she the VENDOR, hereby does sell grant convey transfer assign and assure unto the PURCHASERS by way of sale and free from encumbrances whatsoever ALL THAT the Said Plot of Land, being Plot No. 3, admeasuring an area of 357 sq. meters,, surveyed under No. 40/1 of said Village Dabolim and being a part thereof, which is more particularly mentioned and described in SCHEDULE II hereunder written and delineated in and shown surrounded by red colour boundary lines in the Plan annexed hereto, and being a part of the Said Property described in SCHEDULE I hereunder written, and all the privileges, easements, advantages, right and appurtenances to the Said Plot of Land or any part thereof belonging or otherwise appertaining thereto and all the said rights, title, interest, use, possession, benefits, claim whatsoever at law or otherwise of the VENDOR to the Said Plot of Land hereby conveyed and every part thereof TO HAVE AND HOLD the same unto and to the use and benefit of the PURCHASERS absolutely and forever.

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

THAT THE VENDOR HEREBY COVENANTS WITH THE PURCHASERS AS UNDER:

1. That the VENDOR hereby transferred, conveyed or assigned in favor of the PURCHASERS the Said Plot of Land and that the VENDOR has absolute authority, power and perfect title to sell the same.

2. That the PURCHASERS shall at all times hereafter peacefully and quietly possess and enjoy the Said Plot of Land and every part thereof and receive the profits there from the without any interruption, claim or demand whatsoever from or by the VENDOR or any person claiming under or through her.

That the Said Plot of Land sold, conveyed or transferred under this Deed of Sale is free from any encumbrances, charges, litigations, liens, lispendens, land acquisition proceedings, mortgages and defects whatsoever.

4. That the VENDOR shall at all times hereafter, at the request and cost of the PURCHASERS, do or execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and better more perfectly assuring the Said Plot of Land and every part thereof unto the use of the PURCHASERS.

5. The VENDOR further covenants with the PURCHASERS to save him harmless and keep indemnified from and against all losses, charges, costs of expenses which he may suffer, sustain or

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

incur by reason of any claim being made by anybody whatsoever to the Said Plot of Land.

6. The PURCHASERS have inspected the Said Plot of Land and are fully satisfied with the condition of the same, and as such he has no claim of whatsoever nature against the VENDOR in respect of the Said Plot of Land or any part thereof.

7. The PURCHASER having valued the Said Plot of Land at Rs.78,54,000/- (Rupees Seventy Eight Lakhs Fifty Four Thousand Only), the total amount of Stamp Duty calculated on this Deed is Rs.3,53,430/-, and necessary registration fee is paid herewith.

SCHEDULE I

Description of the Said Property

ALL THAT immovable property being a plot of land admeasuring 34182 sq. meters or thereabout, bearing survey no. 40/1 of Village Dabolim of Mormugao Taluka, being the eastern part of the immovable property named *Deul Pixam & Perilem*or *Deul & Pixalem or Perilem*, situated within the jurisdiction of Chicalim Village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration Office of Salcete under no. 1217 at folios 12 reverse of Book B-24 New Series, and in the Taluka Revenue Office under Matriz numbers 46 and 47 of Mormugao Taluka, Goa, and bounded as follows:

North : By mud road and survey no.39;

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

South : By Boundary of village Sancoale and partly by survey no.41;

East: By survey no.39;

West: By survey no.41 and mud road.

SCHEDULE II

DESCRIPTION OF THE PLOT

ALL THAT sub-divided Plot No. 3, admeasuring an area of 357 sq. meters, of the property bearing survey no. 40/1 of Dabolim Village, being the eastern part of the immovable property named 'Deul Pixam' & 'Perilem' or 'Deul' & 'Pixalem' or 'Perilem' situated within the jurisdiction of Chicalim village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration office of Salcete under no. 1217 at folios 12 reverse of Book B-24 new series and in the Taluka Revenue office Matriz numbers 46 and 47 of Mormugao Taluka, Goa and delineated and shown surrounded by red colour boundary line in the Plan annexed hereto and bounded as follows:

On the North: By Plot No.2 and open space,

On the South: By Plot No.4 and 8-metre wide road;

On the East: By open space and Plot No. 4;

On the West: By 8-metre wide road and Plot No.2.

The said sub-divided Plot No. 3 is a part of the property described in SCHEDULE I above.

IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands to this Deed in the presence of two witnesses, on the day, year and place first hereinabove written.

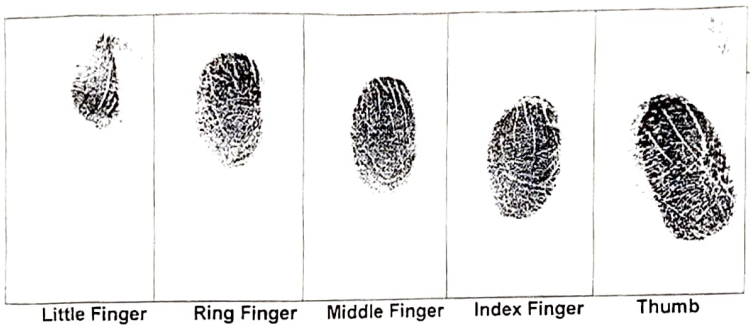
MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

SIGNED AND DELIVERED

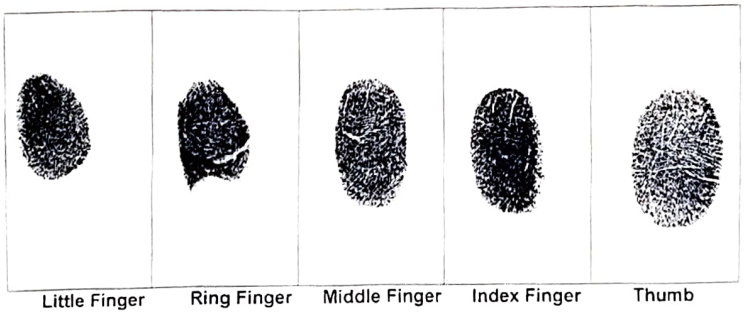
by the within named **VENDOR,**

MRS. SUKANTI MADHAV KAMAT



Little Finger | Ring Finger | Middle Finger | Index Finger | Thumb

Right Hand Fingerprints



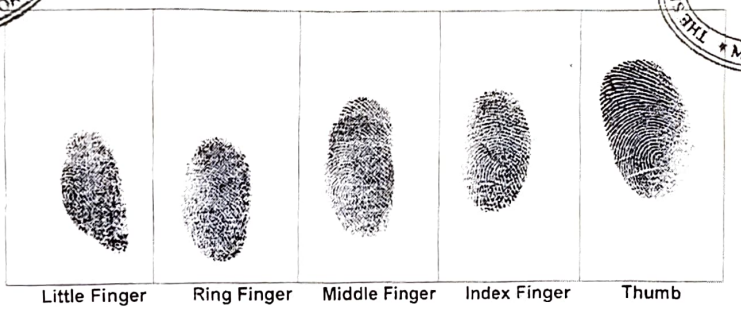
Little Finger | Ring Finger | Middle Finger | Index Finger | Thumb

Left Hand Fingerprints

MRS. SUKANTI MADHAV KAMAT

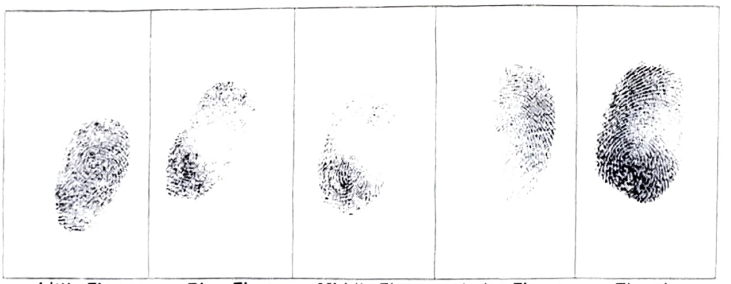
MR. MOHAMMED JASSIM SHAIKH

SIGNED AND DELIVERED
by the within named ***PURCHASERS***
2.A. MR.AZIM SHAIK
2.B. MR.NITIN BHASKAR SHETTY
2.C. MR. MOHAMMED JASSIM SHAIKH
alias ***JASSIM MOHAMMED SHAIKH***
(FOR SELF AND AS POWER OF ATTORNEY OF
2.A. MR.AZIM SHAIK & 2.B. MR.NITIN BHASKAR SHETTY)



Little Finger | Ring Finger | Middle Finger | Index Finger | Thumb

Right Hand Fingerprints



Little Finger | Ring Finger | Middle Finger | Index Finger | Thumb

Left Hand Fingerprints

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

WITNESS NO.1:

1. NAME	*: ASHISH V. VASGERI*
2. FATHER'S NAME	*: Vishwanath Malangouda Vasgeri*
3. AGE	*: 36 Years*
4. AADHAR CARD NO	*: 5175 5137 4174*
5. STATUS	*: Married*
6. OCCUPATION	*: Business*
7. Mobile No	*: 95450 68965*
8. ADDRESS	*: F-1, Sairaj Complex, Near St. Joseph Primary School, Baina, Vasco Da Gama, South Goa.*

SIGNATURE :

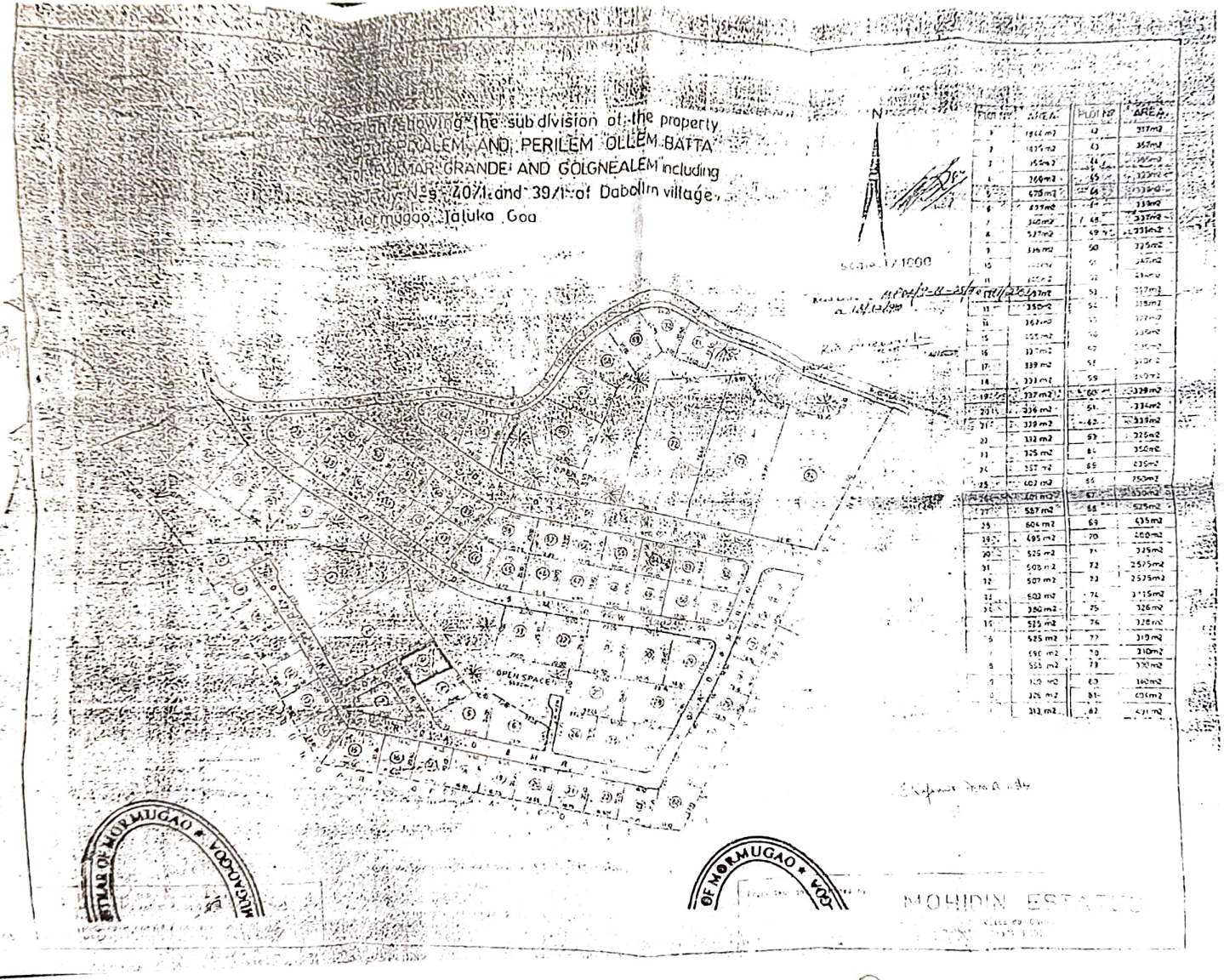
WITNESS NO.2:

1. NAME	*: JAVID AKBARKHAN PATHAN*
2. FATHER'S NAME	*: Akbarkhan Pathan,*
3. AGE	*: 50 Years*
4. AADHAR CARD NO	*: 2549 0837 1621*
5. STATUS	*: Married*
6. OCCUPATION	*: Business*
7. Mobile No.	*: 95450 68965*
8. ADDRESS	*: Khairijhalla Mirajan, Uttara Kannada, Karnataka 581440.*

SIGNATURE :

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH


showing the sub division of the property
PERALEM AND PERILEM OLLEM BATTA
MULMAR GRANDE AND GOLGNEALEM including
Nos. 40/1 and 39/1 of Dabolim village
Mormugao Taluka Goa
N
scale 1/1000
OPEN SPACE
OPEN SPACE
OF MORMUGAO * GOA
OF MORMUGAO * GOA
MOHIDIN ESTATES

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **14-Nov-2024 12:02:12 pm**

Document Serial Number :- **2024-MOR-2449**

Presented at **11:53:25 am** on **14-Nov-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Mormugoa** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	353500
2	Registration Fee	235620
3	Mutation Fees	1500
4	Processing Fee	1000
	Total	**591620**

REGISTRAR OF MORMUGAO * MORMUGAO-GOA

Stamp Duty Required :**353500/-**

Stamp Duty Paid : **353500/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH ,Father Name:**Daud Farook Shaikh,**Age:** 32, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** Flat no S-2, 2nd floor, C block, Zuari Complex, Baina, Vasco, Goa, **Address2 - ,** **PAN No.:**[redacted]			

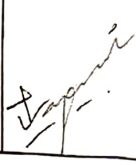
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SUKANTI MADHAV KAMAT , Father Name:Vassudeva Madeva Salgaocar, Age:** 81, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, Usha Kiran, Flat no 9, 5th floor, M L Dahanukar Marg, Mumbai, **PAN No.**[redacted]			
2	**MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH , Father Name:Daud Farook Shaikh, Age:** 32, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Flat no S-2, 2nd floor, C block, Zuari Complex, Baina, Vasco, Goa, **PAN No.**[redacted]			
3	**MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH , Father Name:Daud Farook Shaikh, Age:** 32, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, Flat no S-2, 2nd floor, C Block, Zuari Complex, Baina, Vasco, Goa, **PAN No.**[redacted] **as Power Of Attorney Holder for NITIN BHASKAR SHETTY**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH , Father Name:Daud Farook Shaikh, Age:** 32, **Marital Status: ,Gender:**Male,**Occupation:** Business, Flat no S-2, 2nd floor, C Block, Zuari Complex, Baina, Vasco, Goa, **PAN No.:**[redacted]**as Power Of Attorney Holder for AZIM SHAIK**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Javid Akbarkhan Pathan,Age: 50,DOB: ,Mobile: 9545068965 ,Email: ,Occupation:Service , Marital status : Married** , Address:403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Name: **Ashish V Vasgeri,Age: 36,DOB: ,Mobile: 9545068965 ,Email: ,Occupation:Service , Marital status : Married** , Address:403802, Flat no F-1, Flat no F-1, Sairaj Complex, Near St. Joseph Primary School Baina, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar
[redacted]
MORMUGAO

Document Serial Number :- **2024-MOR-2449**

Document Serial No:-2024-MOR-2449

Book :- 1 Document
Registration Number :- **MOR-1-2343-2024**
Date : 14-Nov-2024

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

[redacted]
MORMUGAO

GISTRAR OF MORMUGAO
MUGAO-GOA

GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub Registrar, Mormugoa

STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-chailanPayment Facility Rules 2021)

Stamp Duty Of :₹ 356400/-

(Rupees Three Lakh Fifty Six Thousands Four Hundred only)

PAID VIDE E-RECEIPT NO 202400806145 DATED :08-Nov-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB-REGISTRAR OF MORMUGAO * MORMUGAO-GOA *

Sub Registrar

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

SUB - REGISTRAR
MORMUGAO

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400063875
DOCUMENT SERIAL NUMBER	:	2024-MOR-2450
DATE OF PRESENTATION	:	14-Nov-2024
DOCUMENT REGISTRATION NUMBER	:	MOR-1-2344-2024
DATE OF REGISTRATION	:	14-Nov-2024
NAME OF PRESENTER	:	MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH As Proprietor Of FEDORA INFRASTRUCTURE
REGISTRATION FEES PAID	:	₹237600/-
PROCESSING FEES PAID	:	₹980/-
MUTATION FEES PAID	:	₹1500/-

THE SEAL OF THE SUB-REGISTRAR OF MORMUGAO * MORMUGAO-GOA *

Government of Goa
Directorate of Accounts
Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/2131

Echallan No. 202400806145

e-Receipt

Department :	**10 - NOTARY SERVICES**	**Echallan Date :**	08/11/2024 09:36:23
Name and Address of Party :	Jassim | 9545068965 Vasco		
Service:	Stamp Duty		
	Stamp Duty	**Amount**	₹ 356400.00
		Total Amount :	₹ 356,400.00
	(Rs. Three Lakh Fifty Six Thousand Four Hundred Only)		
Department Data:	202400063875 NOTARY|202400063875 NOTARY		
Bank ref No:	CPAEKXWHE6		
Status:	Success		
Payment Date:	08/11/2024 14:04:30		
Payment Gateway:	SBI_MOPS		

REGISTRAR OF NOTARIES MUGAO-GOA

Print Date: 08/11/2024 14:04:41

2024-MOR-2450
14/11/2024

DEED OF SALE

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

THIS DEED OF SALE is made at Vasco-Da-Gama, South Goa, State of Goa, on this 8th day of November 2024

BETWEEN

MRS. SUKANTI MADHAV KAMAT, wife of Dr. Madhav H. Kamat, aged about 81 years, married, housewife, holding Aadhar Card No. [redacted] PAN Card No. [redacted], Mobile No. [redacted], Indian National, residing at Usha Kiran, Flat No. 9, 5th Floor, M. L. Dahanukar Marg, Mumbai 400 026,hereinafter referred to as "THE VENDOR" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, representatives, administrators and assigns) of the **FIRST PART**

AND

MR. MOHAMMED JASSIM SHAIKH alias JASSIM MOHAMMED SHAIKH, son of Mr. Daud Farook Shaikh, aged about 32 years, Proprietor of FEDORA INFRASTRUCTURE, married, business, holding PAN CARD No. [redacted] Aadhaar Card No. [redacted], Mobile No. [redacted], **Indian** Nationals, residing at Flat no.S-2, 2nd floor, C- Block, Zuari Complex, Baina, Vasco da Gama, Goa hereinafter referred to as "THE PURCHASER" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, representatives, nominees, administrators and assigns) of the **SECOND PART**.

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

WHEREAS Mr. Chandrakant Sadanand Naik and his wife Mrs. Minakshi Chandrakant Naik, were the original owners of the piece of land surveyed under no. 40/1 being the part of the property known as "*Pixalem Deul*" or "*Deul Pixalem e Perilem*" or "*Deul & Pixalem*" or "*Perilem*" or *Deul*", situated within the jurisdiction of Chicalim Village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration Office of Salcete under No. 1217 at folios 12 reverse of Book 4 New Series and enrolled in the Taluka Revenue Office of Mormugao under Matriz Nos. 46 and 47more particularly mentioned and described in **SCHEDULE I** herein below and hereinafter referred to as the **Said Property'**.

AND WHEREAS Mr. Sadanand Pundolica Naik and his wife Mrs. Kashi alias Manoramabai Sadanand Naik, were entitled to enjoy the usufruct of the Said Property.

AND WHEREAS by Deed of Sale (Indenture of Sale) dated 31/1/1982 Mr. Chandrakant Sadanand Naik and his wife Mrs. Minakshi C. Naik, and Mr. Sadanand P. Naik and his wife Mrs. Kashi alias Manoramabai S. Naik, sold the Said Property to Mr. Shaikh Mohidin Shaikh Dawood and his wife Mrs. Hajirabi Shaikh Mohidin, which Deed is duly registered in the Office of the Sub-Registrar of Mormugao under registered No. 14 at pages 339 to 350 of Book No. I Vol. No. 51 dated 7/4/1982.

MRS SUKANTI MADHAV KAMAT

MR MOHAMMED JASSIM SHAIKH

AND WHEREAS by Deed of Partnership dated 19/12/1986, Mr. Shaikh Mohidin Shaikh Dawood and his wife Mrs. Hajirabi Shaikh Mohidin along with six others, registered a partnership under the name of style of MOHIDIN ESTATES, which Deed is registered with the Registrar of Firms, Margao under serial no. 58/1987 on 27/3/1987.

AND WHEREAS Mr. Shaikh Mohidin Shaikh Dawood, being partner of Mohidin Estates, expired on 14/3/1998 and the aforesaid firm was duly reconstituted as on 15/3/1998 vide Deed of Reconstitution of Partnership "Mohidin Estates" dated 26/3/1998.

AND WHEREAS Mohidin Estates secured necessary permission for the development and sub-division of the Said Property from the competent authorities, being Development Permission no. MPDA/9-M-4/84-85/181 and 182 dated 2/6/1984 subsequently revised Orders nos. MPDA/9/M-4/86-87/1901 dated 31/12/1986, MPDA/9-M-4/89-90 dated 28/7/1989, MPDA/9-M-4/90-91/13 dated 3/4/1990 and Completion Certificate no. MPDA/9-M-4/90/91/13 dated 3/4/1990.

AND WHEREAS by a Deed of Sale dated 18/02/1991, Mohidin Estates, a partnership firm duly registered under the Indian Partnership Act 1932, constituted of Mr. Shaikh Mohidin Shaikh Dawood, Mrs. Hajirabi Shaikh Mohidin, Mr. Abdul Azim Shaikh Mohidin, Mrs. Tahira Abdul Azim Shaik,Mr. Anwarali Shaikh

MRS. SUKANTI MADHAV KAMAT

MR. MUHAMMED JASSIM SHAIKH

Mohidin, Mrs. Mehrunmsa Anwarali Shaikh, Mr. Mohammed Iqbal Shaikh Mohidin and Mrs. Shireen Mohammed Iqbal Shaikh, sold sub-divided plot identified as Plot No. 4 admeasuring an area of 360 sq. metres (the "Said Plot of Land" – for short) being a part or portion of the Said Property, and more particularly mentioned and described in **SCHEDULE II** hereunder written, to the VENDOR herein, which Deed is duly registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under registered No. 63 at pages 363 to 391 of Book No. I Vol. No. 51 dated 19/2/1991.

AND WHEREAS the VENDOR herein is married to Dr. Madhav H. Kamat, a resident of Mumbai, and their marriage was solemnized in the city of Mumbai. The Goa Family Law/Code is not applicable to the VENDOR and her husband.

AND WHEREAS the VENDOR is the true owner in possession of the Said Plot of Land.

AND WHEREAS the VENDOR has agreed to sell, and the PURCHASER has agreed to purchase the Said Plot of Land, being all that Plot no. 04 admeasuring an area of 360 sq. mtrs., which is more particularly described in SCHEDULE II herein, at or for a total consideration of **Rs.79,20,000/- (Rupees Seventy Nine Lakhs Twenty Thousand Only)** on the existing terms and conditions between the Parties.

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

AND WHEREAS the Parties are desirous to reduce into writing the said terms and conditions agreed and accepted between them.

NOW THEREFORE THIS DEED WITNESSESTH that in pursuance of the said agreement and in consideration of the sum of **Rs.79,20,000/- (Rupees Seventy Nine Lakhs Twenty Thousand Only)** paid by the PURCHASER to the VENDOR being the entire consideration price agreed upon (receipt whereof the VENDOR admits and acknowledges) she the VENDOR, hereby does sell grant convey transfer assign and assure unto the PURCHASER by way of sale and free from encumbrances whatsoever ALL THAT the Said Plot of Land, being Plot no. 04 admeasuring an area of 360 sq. mtrs., surveyed under No. 40/1 of said Village Dabolim and being a part thereof, which is more particularly mentioned and described in SCHEDULE II hereunder written and delineated in and shown surrounded by red colour boundary lines in the Plan annexed hereto, and being a part of the Said Property described in SCHEDULE I hereunder written, and all the privileges, easements, advantages, right and appurtenances to the Said Plot of Land or any part thereof belonging or otherwise appertaining thereto and all the said rights, title, interest, use, possession, benefits, claim whatsoever at law or otherwise of the VENDOR to the Said Plot of Land hereby conveyed and every part thereof TO HAVE AND HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

Sukanat

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

THAT THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS UNDER:

1. That the VENDOR hereby transferred, conveyed or assigned in favor of the PURCHASER the Said Plot of Land and that the VENDOR has absolute authority, power and perfect title to sell the same.

2. That the PURCHASER shall at all times hereafter peacefully and quietly possess and enjoy the Said Plot of Land and every part thereof and receive the profits there from the without any interruption, claim or demand whatsoever from or by the VENDOR or any person claiming under or through her.

3. That the Said Plot of Land sold, conveyed or transferred under this Deed of Sale is free from any encumbrances, charges, litigations, liens, lispendens, land acquisition proceedings, mortgages and defects whatsoever.

4. That the VENDOR shall at all times hereafter, at the request and cost of the PURCHASER, do or execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and better more perfectly assuring the Said Plot of Land and every part thereof unto the use of the PURCHASER.

5. The VENDOR further covenants with the PURCHASER to save him harmless and keep indemnified from and against all losses, charges, costs of expenses which he may suffer, sustain or

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

incur by reason of any claim being made by anybody whatsoever to the Said Plot of Land.

6. The PURCHASER has inspected the Said Plot of Land and are fully satisfied with the condition of the same, and as such he has no claim of whatsoever nature against the VENDOR in respect of the Said Plot of Land or any part thereof.

7. The PURCHASERS having valued the Said Plot of Land at Rs.79,20,000/- (Rupees Seventy Nine Lakhs Twenty Thousand Only), the total amount of Stamp Duty calculated on this Deed is Rs.3,56,400/-, and necessary registration fee is paid herewith.

SCHEDULE I

Description of the Said Property

ALL THAT immovable property being a plot of land admeasuring 34182 sq. metres or thereabout, bearing survey no. 40/1 of Village Dabolim of Mormugao Taluka, being the eastern part of the immovable property named *Deul Pixam & Perilem*or *Deul &Pixalem or Perilem*, situated within the jurisdiction of Chicalim Village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration Office of Salcete under no. 1217 at folios 12 reverse of Book B-24 New Series, and in the Taluka Revenue Office under Matriz numbers 46 and 47 of Mormugao Taluka, Goa, and bounded as follows:

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

North : By mud road and survey no.39;

South : By Boundary of village Sancoale and partly by survey no.41;

East : By survey no.39;

West:By survey no.41 and mud road.

SCHEDULE II

Description of the Said Plot of Land

Plot no. 04 admeasuring an area of 360 sq. mtrs., of the property bearing survey no. 40/1 of Dabolim Village, being the eastern part of the immovable property named Deul Pixam & Perilem or Deul & Pixalem or Perilem situated within the jurisdiction of Chicalim village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration office of Salcete under no. 1217 at folios 12 reverse of Book B-24 new series and in the Taluka Revenue office Matriz numbers 46 and 47 of Mormugao Taluka, Goa and bounded as follows:

On the North: By Plot no.3 and open space,

On the South: By Plot no.5 and 8 mtrs. wide road

On the East: by Open space and plot no. 5 and

On the West: by 8 mtrs. wide road and plot no.3.

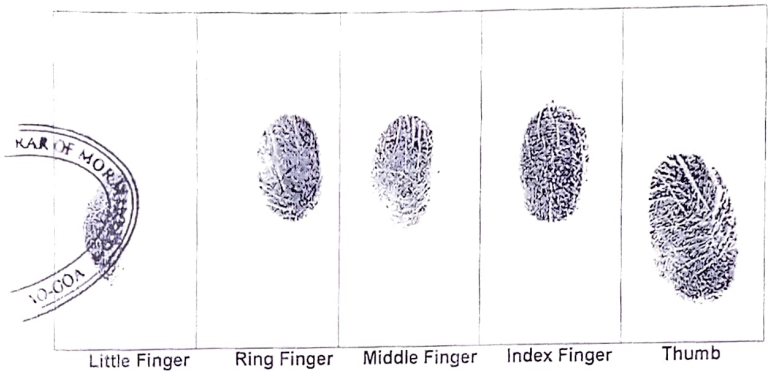
The said sub-divided Plot No. 3 is a part of the property described in SCHEDULE I above.

IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands to this Deed in the presence of two witnesses, on the day, year and place first hereinabove written.

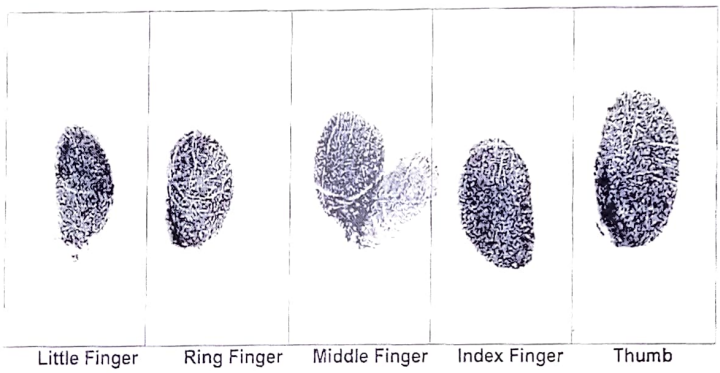
MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

SIGNED AND DELIVERED
by the within named VENDOR,
Mrs. SUKANTI MADHAV KAMAT



Right Hand Fingerprints



Left Hand Fingerprints

MRS. SUKANTI MADHAV KAMAT

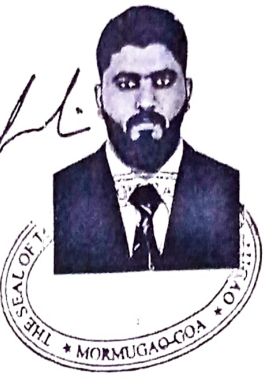
MR. MOHAMMED JASSIM SHAIKH

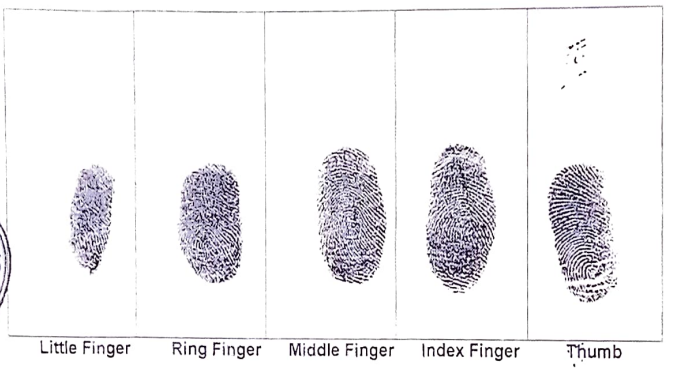
SIGNED AND DELIVERED

by the within named **PURCHASER**

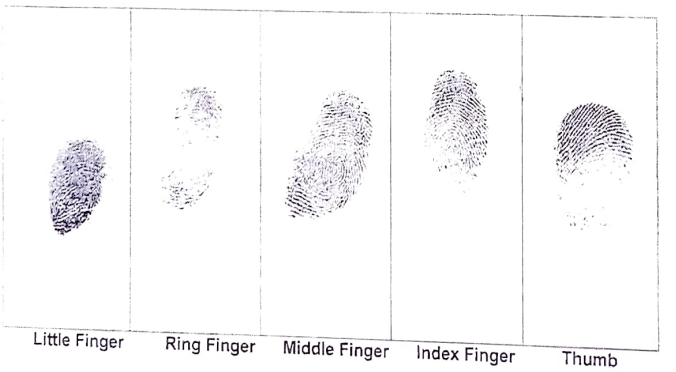
MR. MOHAMMED JASSIM SHAIKH

Proprietor of FEDORA INFRASTRUCTURE





Right Hand Fingerprints



Left Hand Fingerprints

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH

WITNESS NO.1:

1. NAME : ASHISH V. VASGERI
2. FATHER'S NAME : Vishwanath Malangouda Vasgeri
3. AGE : 36 Years
4. AADHAR CARD NO : 5175 5137 4174
5. STATUS : Married
6. OCCUPATION : Business
7. Mobile No : 95450 68965
8. ADDRESS : F-1, Sairaj Complex, Near St. Joseph Primary School, Baina, Vasco Da Gama, South Goa.

SIGNATURE :

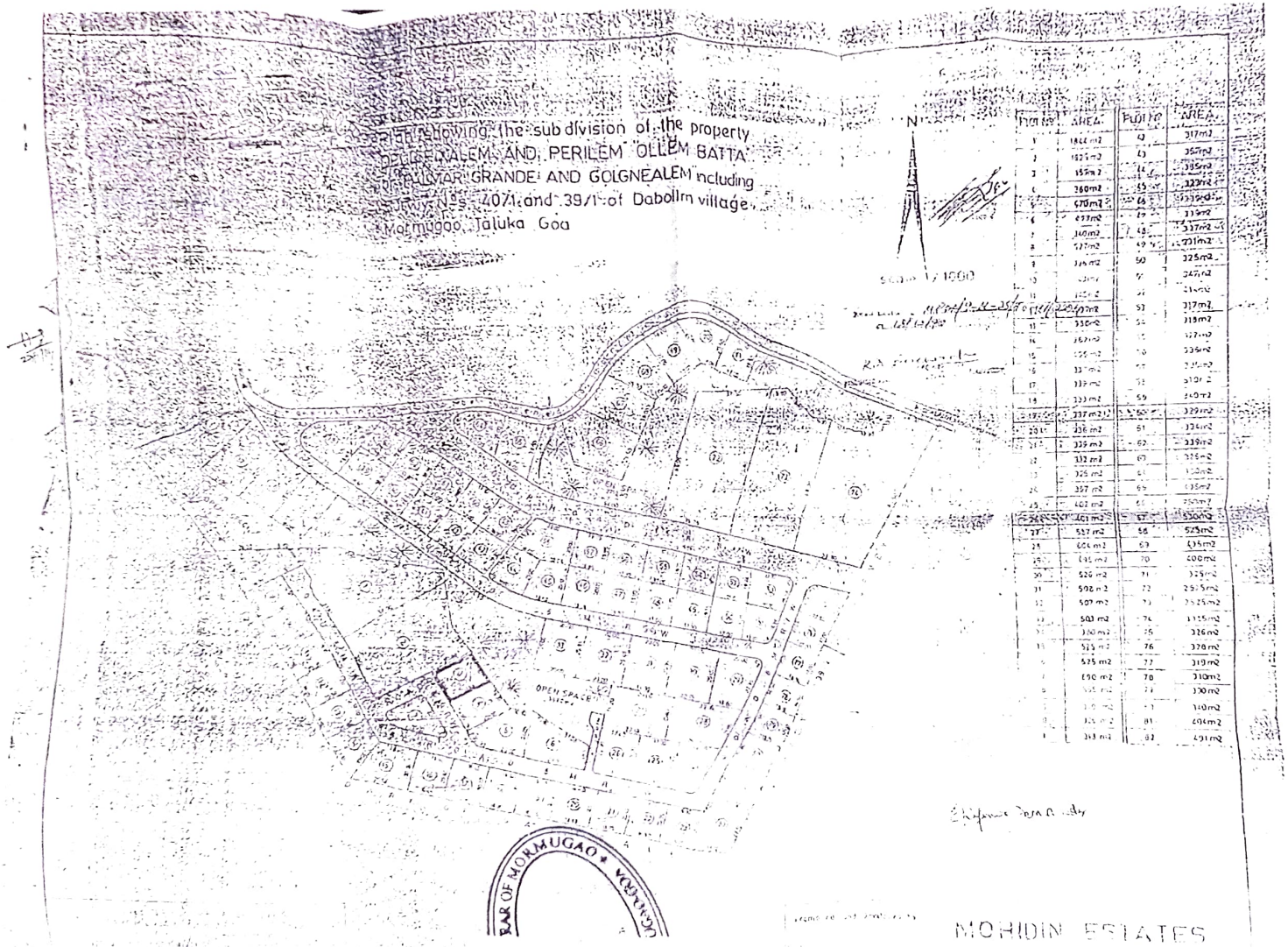
WITNESS NO.2:

1. NAME : JAVID AKBARKHAN PATHAN
2. FATHER'S NAME : Akbarkhan Pathan,
3. AGE : 50 Years
4. AADHAR CARD NO : 2549 0837 1621
5. STATUS : Married
6. OCCUPATION : Business
7. Mobile No. : 95450 68965
7. ADDRESS : Khairijhalla Mirajan, Uttara Kannada, Karnataka 581440.

SIGNATURE :

MRS. SUKANTI MADHAV KAMAT

MR. MOHAMMED JASSIM SHAIKH


PLAN showing the sub division of the property
PERILEM ALEM AND PERILEM OLLEM BATTA
ALVARGRANDE AND GOLGNEALEM including
Survey Nos. 40/1 and 39/1 of Dabolim village
Mormugao Taluka Goa
Scale 1/1000
OPEN SPACE
MORIDIN ESTATES

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **14-Nov-2024 12:04:10 pm**

Document Serial Number :- **2024-MOR-2450**

Presented at **11:56:16 am** on **14-Nov-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Mormugoa** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	356400
2	Registration Fee	237600
3	Mutation Fees	1500
	Processing Fee	980
	Total	**596480**

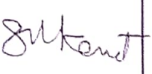
Stamp Duty Required :**356400/-**

Stamp Duty Paid : **356400/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH As Proprietor Of FEDORA INFRASTRUCTURE ,Father Name:Daud Farook Shaikh,Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat no S-2, 2nd floor, C Block, Zuari Complex, Baina, Vasco, Goa, Address2 - , PAN No.[redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MOHAMMED JASSIM SHAIKH Alias JASSIM MOHAMMED SHAIKH As Proprietor Of FEDORA INFRASTRUCTURE , Father Name:Daud Farook Shaikh, Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Fiat no S-2, 2nd floor, C Block, Zuari Complex, Baina, Vasco, Goa, PAN No.[redacted]			
2	SUKANTI MADHAV KAMAT , Father Name:Vassudeva Madeva Salgaocar, Age: 81, Marital Status: Married ,Gender:Female,Occupation: Housewife, Usha Kiran, Flat no 9, 5th floor, M L Dahanukar Marg, Mumbai, PAN No.[redacted]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Javid Akbarkhan Pathan,Age: 50,DOB: ,Mobile: [redacted],Email: ,Occupation:Service , Marital status : Married** , Address:403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Name: **Ashish V Vasgeri,Age: 36,DOB: ,Mobile: [redacted],Email: ,Occupation:Service , Marital status : Married** , Address:403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar
SUB-REGISTRAR
MORMUGAO

Document Serial Number :- **2024-MOR-2450**

REGISTRAR OF MORMUGAO
MORMUGAO-GOA

Document Serial No:-2024-MOR-2450

Book :- 1 Document
Registration Number :- **MOR-1-2344-2024**
Date : 14-Nov-2024

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

[redacted] - REGISTRAR
MORMUGAO