

Phone No: 9822103592
Sold To/Issued To:
Abdul Gafoor
For Whom/ID Proof:
339497208700



NOV-23-2022 16:40:07

₹ 0120500/-

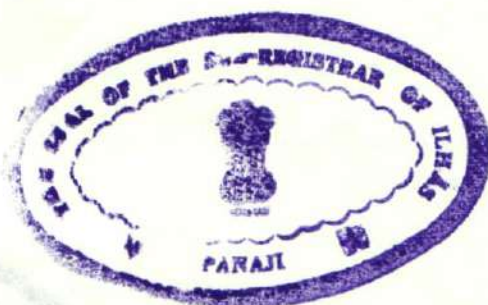
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Other
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3815237 36/02/01/2021-RDI

For CITIZEN CREDITTM
CO-OP. BANK LTD.

M. J. J.
Authorised Signatory

Sr No. 2022-PNJ-3253
dt 12/12/2022
P. No. 40825
Reg No. 3074



DEED OF SALE

A. Monteiro

Adarker

Comd

This Deed of Sale is made at Panaji , Taluka Tiswadi and Registration Sub-District of Ilhas, State of Goa, on this 30th day of November 2022;

BETWEEN

1. Mr. ATANASIO ANTONIO AGNELO MARCOS

MONTEIRO, son of Evaristo Justino Castilho Monteiro alias Castilho Monteiro, age 69 years, married, Advocate, Indian National, **having Pan Card No.**

and Aadhar Card No.)

and his wife;

2. Mrs. MARIA ALDA ANITA COELHO alias MARIA

ALDA MONTEIRO, wife of Mr. Atanasio Antonio Agnelo Marcos Monteiro, daughter of Maria Atanasio Monteiro age 60 years, housewife, Indian National, **having Pan**

Card No.

and Aadhar Card No.

) both resident of H. No. E-81, Mercedes, Vaddy, Ilhas - Goa; hereinafter referred to as the Vendors (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, legal representatives and assigns) **OF THE ONE PART;**

A. Monteiro

De Rodas

(Cmnd)

AND

MR. ABDUL GAFOOR, son of Mohammad Haji, 40 years of age, Businessman, Indian National, **Pan Card No.** _____ **and Aadhar Card No.** _____

, Resident of Plot No. A/2/F2, Milroc Retreat, Ribandar, Goa, sole proprietor of **M/S MANNAT INFRA DEVELOPER AND CONTRACTORS**, sole proprietary concern having office No. 9/10, First floor, "Patto Center" building, Panaji-Goa, 403001, email ID: mannatinfra1206@gmail.com, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators, legal representatives and assigns) OF THE **OTHER PART**;



WHEREAS: -

- 1) There exists a property known as "**ESCADECHEM BATTA**" situated at Morombi-o-Grande, Mercês, Sub District of Ilhas, Tiswadi Taluka, District of North

A. Monteiro

A. Monteiro

(Signature)

Goa, within the limits of the Village Panchayat of
Merces, having an area 2668 sq mts, registered in
Land Registration office of Ilhas under No 2014 of
Book B 24 old at folio 33 overleaf, bearing revenue
number 165 and new survey number 25 sub division
1 of the Village of Morombi-o-Grande, Tiswadi
Taluka, Goa and more particularly described in
Schedule- (I) written hereunder and hereinafter
called "the said plot";

2) The said property was belonging to Mrs. Maria
Lavinia Esmeralda Barreto e Monteiro and Evaristo
Justino Castilho Monteiro;



3) The said Evaristo Justino Castilho Monteiro died on
22/11/1951 and on his death inventory proceedings
amongst minors were initiated in Civil Court of Ilhas
Goa and the said property was allotted to his four
children, namely, Maria Carina Olga Monteiro,
Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro
Monteiro, Antonieta Pundeciana Tecelina Monteiro
also known as Antonieta Pudeciana Telecila
Monteiro and Mr. Atanasio Antonio Agnelo Marcos
Monteiro;

A. Monteiro

R. de S.

Comy

4) By a deed of Division dated 01/02/1983 duly registered in the office of Sub Registrar of Ilhas under number 806 at pages 236 to 244 Book No. I, Volume 489 dated 12/10/1983, the said property was divided into four plots, namely A, B, C and D between the said Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro, Maria Carina Olga Monteiro and Antonieta Pudeciana Telecila Monteiro and in the said deed of Division plot A was allotted to said Maria Carina Olga Monteiro, Plot B was allotted to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro and his wife, Plot C was allotted to said Atanasio Antonio Agnelo Marcos Monteiro and his wife and Plot D was allotted to said Antonieta Pudeciana Telecila Monteiro.



5) Said Antonieta Pudeciana Telecila Monteiro died on 13/10/2008 as spinster leaving behind a will under which she who had no living ascendants or descendants bequeathed her entire estate to her three nephew namely, Jonas Castilho Monteiro, Flobert Thomas Joseph Monteiro and Levin Ivo Monteiro;

A. Monteiro

Delectum

Comd

6) The said property stood recorded in record of rights in the name of Lavinia Barreto e Monteiro, mother of Mr. Atanasio Antonio Agnelo Marcos Monteiro which was corrected by initiating the necessary proceedings No. LRC/COR/TIS/27/2010 before the Deputy Collector who ordered that the name of Lavinia Barreto e Monteiro should be deleted and the name of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro should be recorded as occupants of the said property in Form No. I and XIV of the said property and accordingly the names of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro were thus recorded in occupant's column of the said property.



A. Monteiro

Deputy

Collyer

7) Said Maria Carina Olga Monteiro alias Olga Monteiro initiated partition proceedings to separate her said plot of land in the court of the Deputy Collector, Panaji sub Division and the said proceedings were registered as LRC/Part/194/2011 and the said Deputy Collector by order dated 20/01/2012 separated the said plot of Maria Carina Olga Monteiro alias Olga Monteiro and allotted to it separate survey No. 25/1-A of the village of Morobim-O-Grande, Tiswadi taluka and therefore the names of Mr. Atanasio Antonio Agnelo Marcos Monteiro, Mrs. Maria Conceicao Regina Monteiro, continue to be recorded in the occupant's column of the said survey No. 25/1;



8) Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro died on 17/09/1992 leaving behind as his widow, said Maria Conceicao Regina Monteiro who also died on 3/03/2016 and their only child Sandra Maria Lavinia Rodrigues, became entitled to estate left behind by them.

A. Monteiro

Q. Monteiro

Comp

9) The subject matter of this deed are the said plots B, C, and D which were allotted in the said partition to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro and Antonieta Pudeciana Telecila Monteiro which all comprise an area of 2668 sq. mts and are presently as a single plot surveyed under survey No. 25/1 of village Morombi-o-Grande which is more particularly described in schedule (I) hereunder written and hereinafter called "the said plot".

10) The Vendors herein have agreed to sell to the Purchasers their 2/9th undivided rights and shares in the said plot of which **MARKET VALUE** is at or for a **Rs.40,00,000/- (Rupees Forty Lakh Only)**



NOW, THEREFORE, THIS INDENTURE WITNESSES AS UNDER:-

1. That in pursuance of the said agreement to sell of undivided 2/9th rights and shares of MARKET VALUE of **Rs. 40,00,000/- (Rupees Forty Lakh Only)** with consideration is paid in the manner as mutually agreed between the Vendors and the Purchaser under separate agreement executed between the parties today.

A. Monteiro
Antonieta
(Camp)

2.The VENDORS as the absolute and exclusive co-owners in joint possession of the said Property described in /Schedule (I) hereunder written do hereby assign, transfer and convey UNTO the Purchaser by way of SALE two ninth undivided rights and shares in the Plot described in the schedule (I) hereunder written forming part of the said property described in schedule (I) hereunder written and together with the corresponding undivided rights to the roads, trees, ground, drains, ways, paths, privileges, easements, amenities, structures and appurtenances whatsoever in the said plot and hereditaments or any part thereof belonging to or in any way appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof AND in corresponding all the estates, rights, title, interest, claims and demand whatsoever of the VENDORS to the said undivided 2/9th share in the said PLOT and every part thereof to HAVE AND TO HOLD all and singular the said undivided rights



A. Monteiro
Adelton

(Signature)

and shares in the said plot hereby granted, conveyed and assured or expressed so to be with their appurtenances unto and to the use of the Purchaser absolutely and forever AND the Vendors do hereby covenant that they have in themselves good right and absolute power to grant, transfer and convey the said Plot unto the Purchaser in the manner aforesaid and to possess, enjoy and have the same at all times hereafter, peaceably and quietly and to hold possess and enjoy the share in the SAID PLOT hereby granted with its appurtenances and receive claim, rents and profits thereof for their own use and benefit jointly with other co-owners without any lawful eviction, interruption, claim or demand whatsoever from, or by the Vendors and /or from any person or persons lawfully or equitably claiming by, from under or in trust for them the Vendors and that free and clear but subject to charge as regards consideration to be paid in manner set out in separate agreement executed between the parties or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors and/or by any other person or



A. Monteiro

Deleto

(Signature)

persons lawfully or equitably claiming by, from under or in trust for them and further that they the Vendors and all persons having required or found necessary to transfer and convey the said undivided rights, title, shares and interest of the Vendors in the SAID PLOT hereby granted or any part thereof and the Vendors shall and will from time to time at all times hereafter at the request and costs of the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the undivided rights and shares in the SAID PLOT hereby granted unto and to the use of the Purchaser and in the manner aforesaid as shall and may be reasonably required and the Vendors hereby declare that they have retained in their favor their one ninth undivided share in the said plot and they have good right, title to one third share in the said plot out of which they are selling two ninth share and in the said undivided rights and shares in the said plot and that the said plot is free from any encumbrances or charges whatsoever;

A. Monteiro

Adalberto

Camilo

3. The Vendors do hereby assure the Purchaser that they have not sold their said share in the said plot to any third person or created any charge in favour of any Bank or Institution nor any Third Party rights nor entered into any agreements or transaction or arrangements of lease or licence in any manner with respect to the said share in the said plot and that they do hereby indemnify the Purchaser against any third party claim if made against the said plot which claims if any, shall be settled by the Vendors at their own costs without disturbing the title and possession of the Purchaser and without any liability to the Purchaser and the Purchaser shall be kept fully indemnified and protected therefrom. The Vendors have no objection to get mutation in survey records carried out in favor of the Purchaser with respect to the said undivided share in the said plot described in schedule (I) hereunder.

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

A. Monteiro

Senador


(Signature)

5. No NOC from the Town & Country Planning Department or PDA is required as sale is of undivided share in a survey holding as divided by Hon'ble High Court of Bombay at Goa in Writ Petition No. 700/2019 Gajendra Shenvi Desai and anr V/s. Chief Secretary State of Goa and others Judgment dated 6/8/2019.

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

SCHEDULE-I

(DESCRIPTION OF THE SAID PLOT)



All that property known as "**ESCADECHEM BATTA**" situated at Morombi-O-Grande, Mercês, Sub -District of Ilhas, Tiswadi Taluka, District of North Goa, within the limits of the Village Panchayat of Mercês, admeasuring an area 2668 sq mts registered in Land Registration office of Ilhas under No. 2014 of Book B 24 old at folio 33 overleaf, bearing revenue number 165 and new survey number 25 sub division 1 of the Village of Morombi-O-Grande, Tiswadi Taluka Goa and bounded as under:-

A. Monteiro

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On the East:- by property bearing survey number 26 sub Division 3, 4 and 5 of the village of Morombi-O- Grande, Tiswadi Taluka, Goa.

On the West:- by property bearing survey number 25 sub Division 1A of the village of Morombi-O- Grande, Tiswadi Taluka, Goa.

On the North:- by property bearing survey number 27 sub Division 6, 13 and 1 of the village of Morombi-O-Grande, Tiswadi Taluka, Goa

On the South:- by a drain.

The said plot is a separate survey holding by itself and bears survey No. 25 sub division No. 1 of village Morombi-O-Grande undivided 2/9th (two ninth) rights and share in the said plot equivalent to an undivided area of 593 sq mts thereof is hereby sold to the Purchaser.

A. Monteiro

Deolator

[Signature]

SIGNED, SEALED AND DELIVERED

By the within named "THE VENDORS"


1. Mr. ATANASIO ANTONIO AGNELO

MARCOS MONTEIRO



L.H.P.

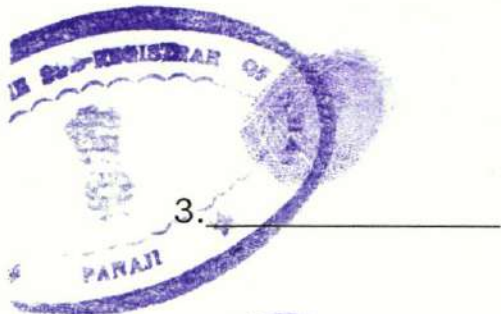
R.H.P.

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1.  _____

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2.  _____



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4.  _____

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5.  _____

A. Monteiro

Marcos

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2. Mrs. MARIA ALDA ANITA COELHO alias
MARIA ALDA MONTEIRO

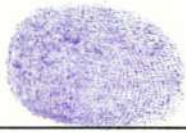



A. Monteiro

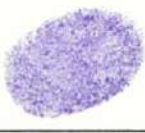



L.H.P.

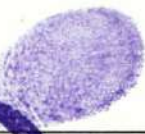


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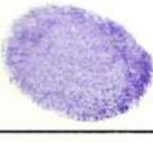
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A. Monteiro

Aldeia

Camila

SIGNED, SEALED AND DELIVERED
By the within named "THE PURCHASER"
MR. ABDUL GAFOOR
Sole proprietor for **M/S MANNAT INFRA
DEVELOPER AND CONTRACTORS**



L.H.P.


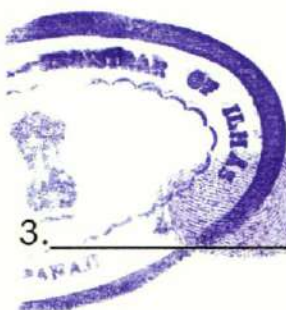
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A. Monters

Adalat

Gafoor

In the presence of :-

1. Adv RESHMA NARAYAN NAIK,

Wife of Prasad Vijay Waknis

Indian National, Residing at

H. No 542/16 /A, Land 7,

Behind Damodar Temple,

Durgawadi, Taleigao Goa.

403002

Reshma

2. Miss AANIA MAJEED

Daughter of Abdul Majeed Mir ,

Indian National, Residing at

Flat No 12 1st floor , Umta Waddo ,

Opp Old Football Ground ,

Calangute Bardez Goa 403516

Aania



A. Monteiro

Adhikari

Comptroller



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

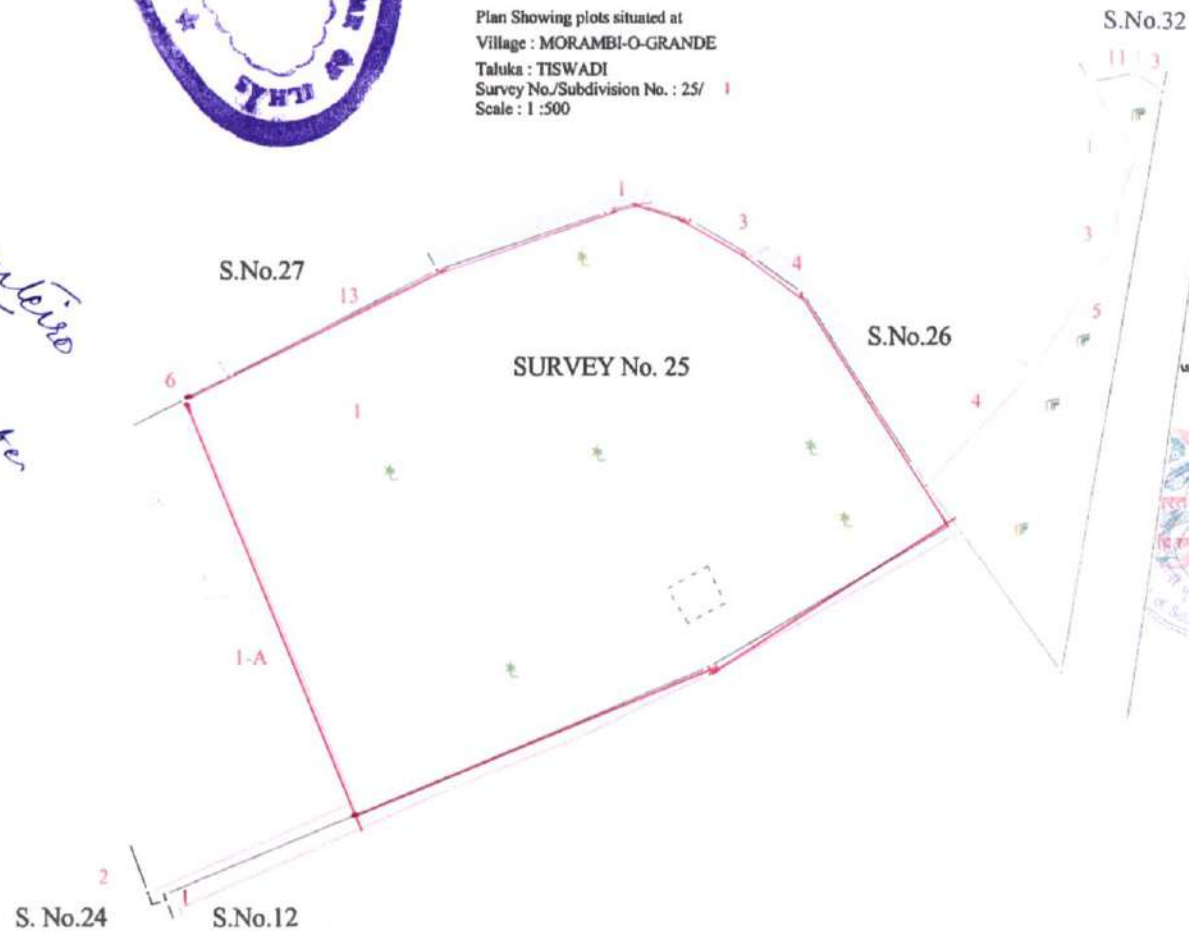


Plan Showing plots situated at
Village : MORAMBI-O-GRANDE
Taluka : TISWADI
Survey No./Subdivision No. : 25/ 1
Scale : 1 : 500



*A. Monteiro
Director*

Amal



W. Kamble
Smt. Vinita V. Kamble
Asst. Survey & Settlement Officer
Panaji-Goa





100013321791

Date 07/10/2021

Page 1 of 2

Taluka TISWADI
 नानुका
 Village Morambi-O-Grande
 गांव
 Name of the Field Iscadeche Bhat
 शेताचे नांव

Survey No. 25
 सर्वे नंबर
 Sub Div. No. 1
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.26.55	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.26.55

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.13	0000.26.68

Remarks शेरा

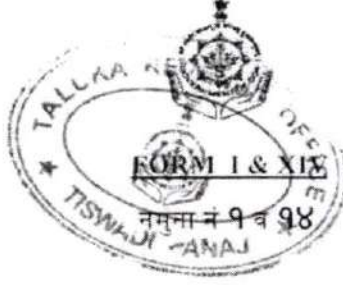
Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रदियाल	Rent Rs. 0.00 रेंट
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S No	Name of the Occupant कटजदाराने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Maria Conceicao Regina Coutinho alias Regina Monteiro		22415	
2	Atanasio Antonio Aghelo Marcos Monteiro alias Atanasio Monteiro		22415	

S No	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights. इतर हक्क धारण करणा-याने नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		





100013321791

Date 07/10/2021

Page 2 of 2

Taluka TISWADI
नामिका
Village Morambi-O-Grande
गांव
Name of the Field Iscadeche Bhat
क्षेत्राचे नाव

Survey No. 25
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator नामिका करपा-याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नाव	Irrigated आगारयत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated अगारयत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



The record is computer generated on 07/10/2021 at 15:33:33 as per Online Reference Number - 100013321791. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



CERTIFIED TRUE COPY
Copy prepared on _____
Copy received on 07/10/2021
Copy held by 1801
Number _____ only)
By receipt No 5092



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Dec-2022 01:53:32 pm

Document Serial Number :- 2022-PNJ-3253

Presented at 01:48:08 pm on 12-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	120000
2	Registration Fee	120000
3	Mutation Fees	1500
4	Processing Fee	1280
Total		242780

Stamp Duty Required :120000/-







Stamp Duty Paid : 120500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>ABDUL GAFOOR SOLE PROPEIORTOR OF MANNAT INFRA DEVELOPER AND CONTRACTORS ,Father Name:Mohammad Haji, Age: 40,</p> <p>Marital Status: Married, Gender: Male, Occupation: Business, Address1 - A 2 F 2 Milroc Retreat Ribandar Goa, Address2 - , PAN No.:</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>ATANASIO ANTONIO AGNELO MARCOS MONTEIRO , Father Name:Evaristo Justino Castilho Monteiro Alias Castilho Monteiro, Age: 69,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Advocate, H No E-81 Mercedes Vaddy Ilhas Goa, PAN No.:</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MARIA ALDA ANITA COELHO ALIAS MARIA ALDA MONTEIRO , Father Name: Maria Atanasio Monteiro, Age: 60, Marital Status: Married ,Gender: Female, Occupation: Housewife, H No E 81 Mercedes Vaddy Ilhas Goa, PAN No.:			
3	ABDUL GAFOOR SOLE PROPEI RTOR OF MANNAT INFRA DEVELOPER AND CONTRACTORS , Father Name: Mohammad Haji, Age: 40, Marital Status: Married ,Gender: Male, Occupation: Business, A 2 F 2 Milroc Retreat Ribandar Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Aania Majeed, Age: 35, DOB: 1987-04-04 , Mobile: 9906006211 , Email: mannatinfra1206@gmail.com , Occupation: Service , Marital status : Unmarried , Address: 403516, Flat no 12 1st floor Umta Waddo Opp Football ground VTC Calangute PO Calangute North Goa , Flat no 12 1st floor Umta Waddo Opp Football ground VTC Calangute PO Calangute North Goa , Sangolda, Bardez, North Goa, Goa			
2	Name: Reshma Narayan Naik, Age: 44, DOB: 1978-08-17 , Mobile: 8806724108 , Email: rshma.naik@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403001, H No 292 , H No 292 , Behind All India Radio Altinho Panaji Goa , Panaji, Tiswadi, North Goa, Goa			




Sub Registrar
12/12/2022
NORTH GOA

Document Serial Number :- 2022-PNJ-3253

Document Serial No:-2022-PNJ-3253

Book :- 1 Document

Registration Number :- **PNJ-1-3074-2022**

Date : 12-Dec-2022

Handwritten signature
12/12/2022

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

12 - REGISTRAR
CHAS



Phone No: 9822103592
Sold To/Issued To:
Abdul Gafoor
For Whom/ID Proof:
339497208700



NOV-23-2022 16:39:44

₹ 0120500/-
ZERO ONE TWO ZERO FIVE ZERO ZERO

Other
38152371669221584563-00010183
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

M. J. J.
Authorized Signatory

Reg 50
P. Reg 40829
Serial 85
dt 12/1/23

DEED OF SALE



[Signature] *[Signature]* *[Signature]* *[Signature]*

This Deed of Sale is made at Panaji, Taluka Tiswadi and Registration Sub-district of Ilhas, State of Goa, on this 30th day of October 2022;





BETWEEN

1. **MR JONAS CASTILHO MONTEIRO**, son of Atanasio Antonio Agnelo Marcos Monteiro, age 30 years, bachelor, Service, Indian National, residing at H.No E- 81, Vaddy, Mercês, Tiswadi – Goa, 403005. **having Pan Card No.** _____ **and Adhar Card No.** _____);

2. **MR. FLOBERT THOMAS JOSEPH MONTEIRO**, son of Atanasio Antonio Agnelo Marcos Monteiro, age 29 years, bachelor, Service, Indian National, residing at H No E-81, Vaddy, Mercês, Tiswadi – Goa, **having Pan Card No.** _____ **and Aadhar Card No.** _____);

3. **MR. LEVIN IVO MONTEIRO**, son of Atanasio Antonio Agnelo Marcos Monteiro, age 25 years, bachelor, student, Indian National, residing at H. No. E-81, Vaddy, Mercês, Tiswadi – Goa, **having Pan Card No.** _____ **and Aadhar Card No.** _____);

hereinafter referred to as “the Vendors” (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE ONE PART;

AND





MR. ABDUL GAFOOR, son of Mohammad Haji, 40 years of age, married, Businessman, Indian National, **Pan Card No.** _____ and **Aadhar card No.** _____, resident

of Plot No. A/2/F2, Milroc Retreat, Ribandar, Goa, sole proprietor of **M/S MANNAT INFRA DEVELOPER AND CONTRACTORS**, sole proprietary concern having office No. 9/10, First floor, "Patto Center" building, Panaji-Goa, 403001, email ID: mannatinfra1206@gmail.com, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his respective heirs,

executors, administrators, legal representatives and assigns) OF THE OTHER PART;

WHEREAS: -

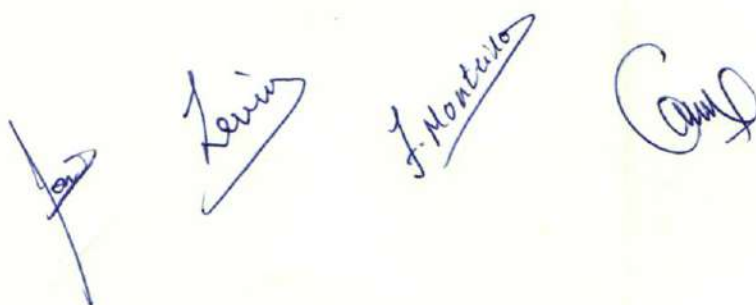
1) There exists a property known as "**ESCADECHEM BATTA**" situated at Morombi-o-Grande, Mercês, Sub District of Ilhas, Tiswadi Taluka, District of North Goa, within the limits of the Village Panchayat of Mercês, having an area of 2668 sq mts registered in Land Registration office of Illhas under number 2014 of Book B 24 old at folio 33 overleaf, bearing revenue number 165 and new survey number 25 sub division 1 of the Village of Morombi-o-Grande, Tiswadi Taluka, Goa and more particularly described in Schedule- (I) written hereunder and hereinafter called "the said plot";

2) The said property was belonging to Mrs. Maria Lavinia Esmeralda Barreto e Monteiro and Evaristo Justino Castilho Monteiro;

3) The said Evaristo Justino Castilho Monteiro died on 22/11/1951 and on his death inventory proceedings amongst minors were initiated in Civil Court of Ilhas Goa and the said property was allotted to his four children, namely, Maria Carina Olga Monteiro, Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Antonieta Pudeciana Tecelina Monteiro also known as Antonieta Pudeciana Telecila Monteiro and Mr. Atanasio Antonio Agnelo Marcos Monteiro;

4) By a deed of Division dated 01/02/1983 duly registered in the office of Sub Registrar of Ilhas under number 806 at pages 236 to 244 Book No. I, Volume 489 dated 12/10/1983, the said property was divided into four plots, namely A, B, C and D between the said Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro, Maria Carina Olga Monteiro and Antonieta Pudeciana Telecila Monteiro and in the said deed of Division plot A was allotted to said Maria Carina Olga Monteiro, Plot B was allotted to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro and his wife, Plot C was allotted to said Atanasio Antonio Agnelo Marcos Monteiro and his wife and Plot D was allotted to said Antonieta Pudeciana Telecila Monteiro.



5) Said Antonieta Pudeciana Telecila Monteiro died on 13/10/2008 as spinster leaving behind a will under which she who had no living ascendants or descendants bequeathed her entire estate to her three nephew namely, Jonas Castilho Monteiro, Flobert Thomas Joseph Monteiro and Levin Ivo Monteiro;

6) The said property stood recorded in record of rights in the name of Lavinia Barreto e Monteiro, mother of Mr. Atanasio Antonio Agnelo Marcos Monteiro which was corrected by initiating the necessary proceedings No. LRC/COR/TIS/27/2010 before the Deputy Collector who ordered that the name of Lavinia Barreto e Monteiro should be deleted and the name of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro should be recorded as occupants of the said property in Form No. I and XIV of the said property and accordingly the names of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro were thus recorded in occupant's column of the said property.

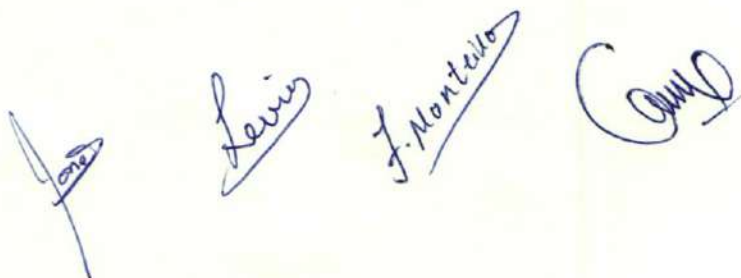


Four handwritten signatures in blue ink are visible at the bottom of the page. From left to right, they appear to be: a stylized signature, 'Levin', 'J. Monteiro', and a signature that looks like 'Coutinho'.

7) Said Maria Carina Olga Monteiro alias Olga Monteiro initiated partition proceedings to separate her said plot of land in the court of the Deputy Collector, Panaji sub Division and the said proceedings were 6 registered as LRC/Part/194/2011 and the said Deputy Collector by order dated 20/01/2012 separated the said plot of Maria Carina Olga Monteiro alias Olga Monteiro and allotted to it separate survey No. 25/1-A of the village of Morombi-O-Grande, Tiswadi taluka and therefore the names of Mr. Atanasio Antonio Agnelo Marcos Monteiro, Mrs. Maria Conceicao Regina Monteiro, continue to be recorded in the occupant's column of the said survey No. 25/1;

8) Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro died on 17/09/1992 leaving behind as his widow, said Maria Conceicao Regina Monteiro who also died on 3/03/2016 and their only child Sandra Maria Lavinia Rodrigues, became entitled to estate left behind by them.

9) The subject matter of this deed are the said plots B, C, and D which were allotted in the said partition to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro and Antonieta Pudeciana Telecila Monteiro which all comprise an area of 2668 sq. mts and are presently as a single plot surveyed under survey No. 25/1 of village Morombi-o-Grande which is more particularly described in schedule (I) hereunder written and hereinafter called "the said plot".



10) The Vendors herein have agreed to sell to the Purchasers their 2/9th undivided rights and shares in the said plot of which **MARKET VALUE** is at or for a **Rs.40,00,000/-** (**Rupees Forty Lakh Only**)

NOW, THEREFORE, THIS INDENTURE WITNESSES AS UNDER:-

1. That in pursuance of the said agreement to sell of undivided 2/9th rights and shares of **MARKET VALUE** of **Rs. 40,00,000/- (Rupees Forty Lakh Only)** with consideration is paid in the manner as mutually agreed between the Vendors and the Purchaser under separate agreement executed between the parties today.

2. The VENDORS as the absolute and exclusive co-owners in joint possession of the said Property described in Schedule (I) hereunder written do hereby assign, transfer and convey UNTO the Purchaser by way of SALE two ninth undivided rights and shares in the Plot described in the schedule (I) hereunder written forming part of the said property described in schedule (I) hereunder written and together with the corresponding undivided rights to the roads, trees, ground, drains, ways, paths, privileges, easements, amenities, structures and appurtenances whatsoever in the said plot and hereditaments or any part thereof belonging to or in any way appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof AND in corresponding all the estates, rights, title, interest, claims and demand



[Handwritten signatures in blue ink]

whatsoever of the VENDORS to the said undivided 2/9th share in the said PLOT and every part thereof to HAVE AND TO HOLD all and singular the said undivided rights and shares in the said plot hereby granted, conveyed and assured or expressed so to be with their appurtenances unto and to the use of the Purchaser absolutely and forever AND the Vendors do hereby covenant that they have in themselves good right and absolute power to grant, transfer and convey the said Plot unto the Purchaser in the manner aforesaid and to possess, enjoy and have the same at all times hereafter, peaceably and quietly and to hold possess and enjoy the share in the SAID PLOT hereby granted with its appurtenances and receive claim, rents and profits thereof for their own use and benefit jointly with other co-owners without any lawful eviction, interruption, claim or demand whatsoever from, or by the Vendors and /or from any person or persons lawfully or equitably claiming by, from under or in trust for them the Vendors and that free and clear and freely but subject to charge as regards consideration to be paid in manner set out in separate agreement executed between the parties or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors and/or by any other person or persons lawfully or equitably claiming by, from under or in trust for them and further that they



Four handwritten signatures in blue ink are located at the bottom of the page. From left to right, they appear to be: a stylized signature, 'Lerier', 'J. Montain', and a circular signature.

the Vendors and all persons having required or found necessary to transfer and convey the said undivided rights, title, shares and interest of the Vendors in the SAID PLOT hereby granted or any part thereof and the Vendors shall and will from time to time at all times hereafter at the request and costs of the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the undivided rights and shares in the SAID PLOT hereby granted unto and to the use of the Purchaser and in the manner aforesaid as shall and may be reasonably required and the Vendors hereby declare that they have retained in their favor their one ninth undivided share in the said plot and they have good right, title to one third share in the said plot out of which they are selling two ninth share and in the said undivided rights and shares in the said plot and that the said plot is free from any encumbrances or charges whatsoever;



3. The Vendors do hereby assure the Purchaser that they have not sold their said share in the said plot to any third person or created any charge in favour of any Bank or Institution nor any Third Party rights nor entered into any agreements or transaction or arrangements of lease or licence in any manner with respect to the said share in the said plot and that they do hereby indemnify the Purchaser against any third party claim if made against the said plot which claims if any, shall be settled by the Vendors at their own costs without disturbing the title and possession of the

Purchaser and without any liability to the Purchaser and the Purchaser shall be kept fully indemnified and protected therefrom. The Vendors have no objection to get mutation in survey records carried out in favor of the Purchaser with respect to the said undivided share in the said plot described in schedule (I) hereunder.

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

5. No NOC from Town & Country Planning Department or PDA is required as sale is of undivided share in a survey holding as divided by Hon'ble High Court of Bombay at Goa in Writ Petition No. 700/2019 Gajendra Shenvi Desai and anr V/s. Chief Secretary State of Goa and others Judgment dated 6/8/2019.



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

SCHEDULE-I

(DESCRIPTION OF THE SAID PLOT)

All that property named as "**ESCADECHEM BATT**A" situated at Morombi-o-Grande, Mercês, Sub District of Ilhas, Tiswadi Taluka, District of North Goa, within the limits of the Village Panchayat of Mercês, area 2668m² registered in Land Registration office of Ilhas under number 2014 of Book B 24 old at folio 33 overleaf, bearing revenue number 165 and new survey number 25 sub division 1 of the Village of Morombi-o-Grande, Tiswadi Taluka Goa and bounded as under:-

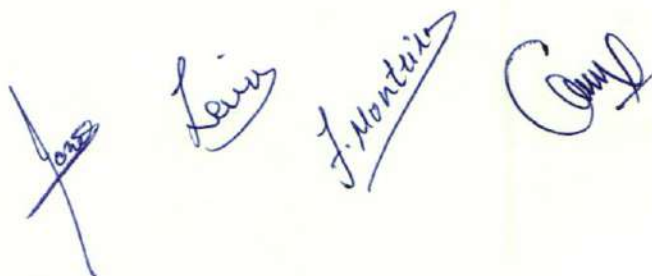
On the East:- by property bearing survey number 26 sub Division 3, 4 and 5 of the village of Morombi-o-Grande, Tiswadi Taluka, Goa.

On the West:- by property bearing survey number 25 sub Division 1A of the village of Morombi-o-Grande, Tiswadi Taluka, Goa.

On the North:- by property bearing survey number 27 sub Division 6, 13 and 1 of the village of Morombi-o-Grande, Tiswadi Taluka, Goa

On the South:- by a drain.

The said plot is a separate survey holding by itself and bears survey No. 25 sub division No. 1 of Village Morombi-o-Grande undivided 2/9th (two ninth) rights and share in the said plot equivalent to an undivided area of 593sq mts thereof is hereby sold to the Purchaser.






SIGNED, SEALED AND DELIVERED

By the within named "THE VENDORS"

1. Mr. JONAS CASTILHO MONTEIRO


L.H.P.






R.H.P.

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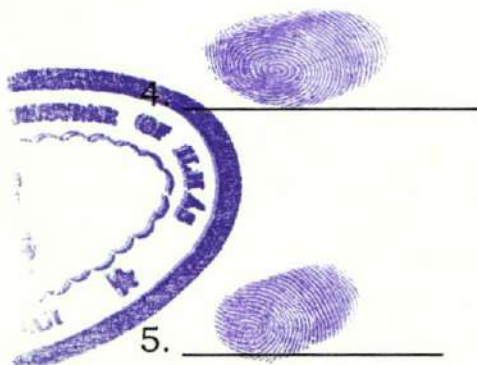
2.MR. FLOBERT THOMAS JOSEPH MONTEIRO

J. Monteiro



L.H.P.

R.H.P.



[Signature]

Leiris

J. Monteiro

Camy

3. MR. LEVIN IVO MONTEIRO

Levin



L.H.P.

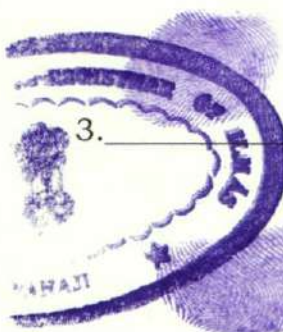
R.H.P.



1. _____



2. _____

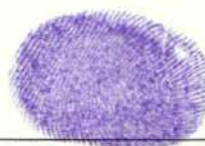


3. _____

4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

Levin

Levin

I. Monteiro

Cam

SIGNED, SEALED AND DELIVERED
By the within named "THE PURCHASER"
MR. ABDUL GAFOOR
Sole proprietor of M/S MANNAT INFRA DEVELOPER
AND CONTRACTORS



L.H.P.

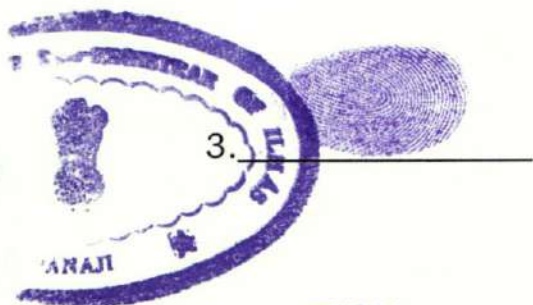
R.H.P.

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5. 

IN WITNESS WHEREOF :-

1. Adv RESHMA NARAYAN NAIK,
Wife of Prasad Vijay Waknis
Indian National, Residing at
H. No 542/16 /A, Land 7,
Behind Damodar Temple,
Durgawadi, Taleigao Goa.
403002

R. N. N.

1. Miss AANIA MAJEED
Daughter of Abdul Majeed Mir ,
Indian National, Residing at
Flat No 12 1st floor , Umta Waddo ,
Opp Old Football Ground ,
Calangute Bardez Goa 403516

A. M.



[Signature]

Leir

J. Monteiro

[Signature]



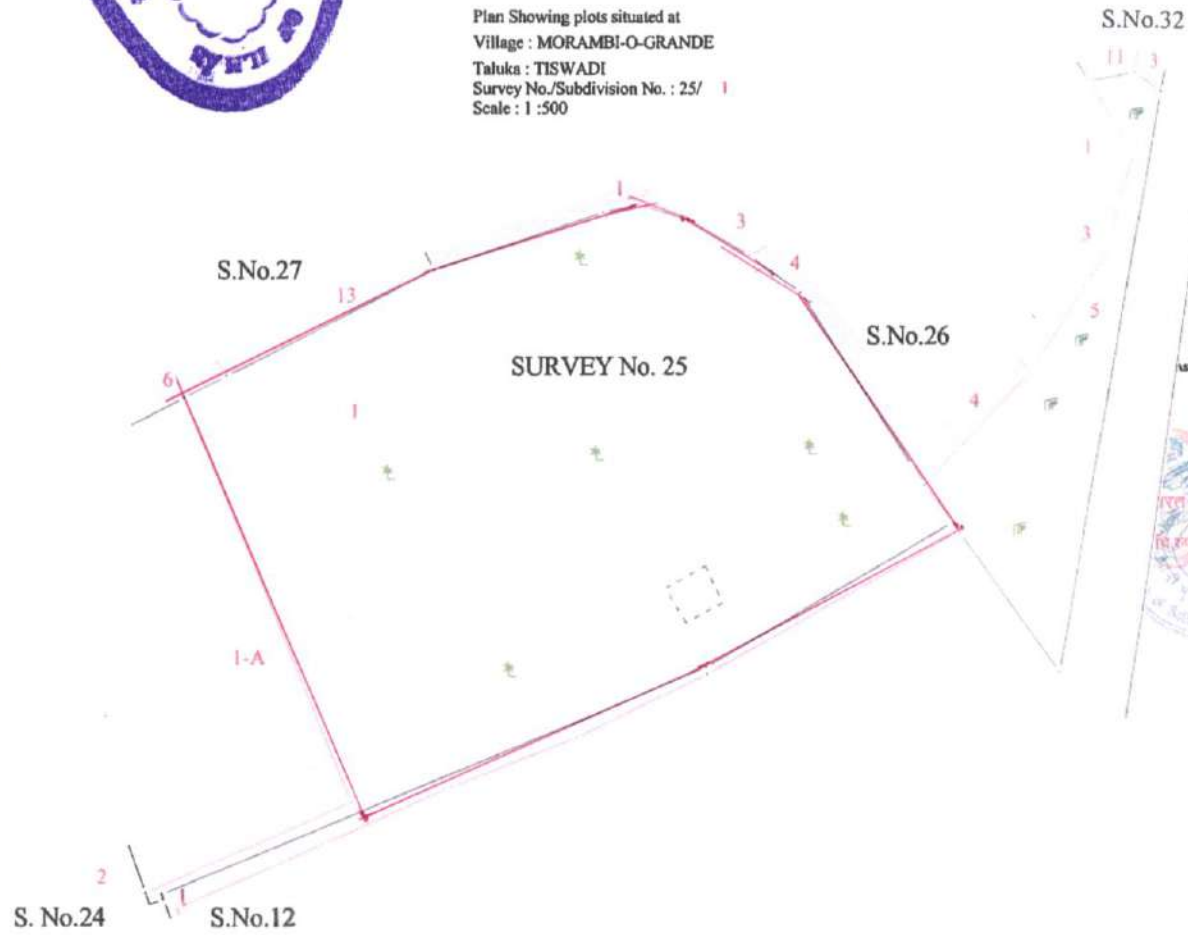
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Plan Showing plots situated at
Village : MORAMBI-O-GRANDE
Taluka : TISWADI
Survey No./Subdivision No. : 25/ 1
Scale : 1 : 500

Inward No: 5145



Handwritten notes:
Keris
F. Montu
[Signature]



S.No.32

Handwritten signature: W. Kambli
Smt. Vinita V. Kambli
Asst. Survey & Settlement Officer
Panaji-Goa





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Jan-2023 11:52:07 am

Document Serial Number :- 2023-PNJ-85

Presented at 11:44:03 am on 12-Jan-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	120000
2	Registration Fee	120000
3	Mutation Fees	1500
4	Processing Fee	1280
Total		242780

Stamp Duty Required :120000/-







Stamp Duty Paid : 120500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abdul Gafoor Sole Proprietor Of Mannat Infra Developer And Contractors ,Father Name:Mohammad Haji, Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - A 2 F 2 Milroc Retreat Ribandar Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JONAS CASTILHO MONTEIRO , Father Name:Atanasio Antonio Agnelo Marcos Monteiro, Age: 30, Marital Status: Bachelor , Gender:Male, Occupation: Service, H No E-81 Vaddy Mercedes Tiswadi Goa, PAN No.:			
2	FLOBERT THOMAS JOSEPH MONTEIRO , Father Name:Atanasio Antonio Agnelo Marcos Monteiro, Age: 29, Marital Status: Bachelor , Gender:Male, Occupation: Service, H No E-81 Vaddy Mercedes Tiswadi Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	LEVIN IVO MONTEIRO , Father Name:Atanasio Antonio Agnelo Marcos Monteiro, Age: 25, Marital Status: Bachelor ,Gender:Male,Occupation: Unemployed, H No E-81 Vaddy Mercedes Tlswadi Goa, PAN No.:			
4	Abdul Gafoor Sole Proprietor Of Mannat Infra Developer And Contractors , Father Name:Mohammad Haji, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, A 2 F 2 Milroc Retreat Ribandar Goa, PAN No.			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Aania Majeed, Age: 35, DOB: 1987-04-04 , Mobile: 9906006211 , Email: mannatinfra1206@gmail.com Occupation: Service , Marital status : Married , Address: 403516, Flat no 12 1st floor Umta Waddo Opp Football ground VTC Calangute PO Calangute North Goa , Flat no 12 1st floor Umta Waddo Opp Football ground VTC Calangute PO Calangute North Goa , Calangute, Bardez, NorthGoa, Goa			
2	Name: Reshma Narayan Naik, Age: 44, DOB: , Mobile: 8806724108 , Email: rshma.naik@gmail.com Occupation: Advocate , Marital status : Married , Address: 403001, H No 292 , H No 292 , Behind All India Radio Altinho Panaji Goa , Panaji, Tiswadi, NorthGoa, Goa			



Handwritten signature of Sub Registrar
12/01/2023
Sub Registrar

SUB-REGISTRAR
KHAB

Document Serial Number :- 2023-PNJ-85

Document Serial No:-2023-PNJ-85

Book :- 1 Document

Registration Number :- **PNJ-1-50-2023**

Date : 12-Jan-2023

Appreciated
12/01/2023

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

12 - REGISTRAR
12/01/2023



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 12-Jan-2023 12:10:48

Date of Receipt: 12-Jan-2023

Receipt No : 2022-23/4/2621

Serial No. of the Document : 2023-PNJ-85

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Abdul Gafoor Sole Proprietor Of Mannat Infra Developer And Contractors** for Registration of above Document in Book-1 for the year 2023

Registration Fee	120000	E-Challan(Online fee)	• Challan Number : 202200923735 • CIN Number : CPACFZNOD8	120000
Processing Fee	1280	E-Challan(Online fee)	• Challan Number : 202200923735 • CIN Number : CPACFZNOD8	2000
Total Paid	122000 (Rupees One Lakh Twenty Two Thousands 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 : MR. JOHN AURELIO GOMES

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **12-Jan-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub Registrar

Phone No: 9822103592

Sold To/Issued To:

Abdul Gafoor

For Whom/ID Proof:

339497208700



NOV-23-2022 16:39:19

₹ 0120500/-

ZERO ONE TWO ZERO FIVE ZERO ZERO

Other
38152371669221559241-00010182
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

M. J. S.
Authorised Signatory

Sr No. 2022-PNS 3254
dt 12/12/2022
P. No. 40827
Reg no. 3078



DEED OF SALE

Adarsh
(Signature)

This Deed of Sale is made at Panaji , Taluka Tiswadi and Registration Sub-district of Ilhas, State of Goa, on this 30th day of November 2022;

BETWEEN

1. **Mrs. SANDRA MARIA LAVINIA RODRIGUES**, wife of Mr. Dinesh Rodrigues, daughter of late Tomas Manuel Leoncio A. P. S. Monteiro, age 51 years, housewife, married, Indian National, **having Pan Card No.** and her husband;

2. **Mr. DINESH RODRIGUES**, son of late Antonio Francisco Santana de Natividade Rodrigues, age 52 years, Teacher, married, Indian National, **having Pan Card No.** , both residents of H. No. E-81, Mercês, Vaddy, Ilhas - Goa, presently residing at New York, U. S. A. hereinafter referred to as the Vendors (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, legal representatives and assigns) **OF THE ONE PART;**

[Handwritten signatures]

(The Vendors are represented by their attorney holder and uncle **Mr. ATANASIO ANTONIO AGNELO MARCOS MONTEIRO**, son of Evaristo Justino Castilho Monteiro alias Castilho Monteiro, age 75 years, married, Advocate, Indian National, **having Pan Card No.** **and Aadhar**

Card No.) Resident of H. No. E-81, Mercês, Vaddy, Ilhas – Goa, duly constituted Power of Attorney dated 7/12/2021, under no. 0971621, before Murugesan Ramaswamy consul (CPV) consulate General of India, New York, adjudicated before Additional Collector of North Goa at Panaji Goa on 19/4/2022)

AND

MR. ABDUL GAFOOR, son of Mohammad Haji, 40 years of age, married, Businessman, Indian National, **Pan Card No.**

and Aadhar Card No.

Resident of Plot No. A/2/F2, Milroc Retreat, Ribandar, Goa, sole proprietor of **M/S MANNAT INFRA DEVELOPER AND CONTRACTORS**, sole proprietary concern, having office No. 9/10, First floor, "Patto Center" building, Panaji-Goa, 403001, email ID: mannatinfra1206@gmail.com.

António
Camilo

Hereinafter referred to as **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators, legal representatives and assigns) OF THE **OTHER PART;**

WHEREAS: -

- 1) There exists a property known as **"ESCADECHEM BATTA"** situated at Morombi-o-Grande, Mercês, Sub District of Ilhas, Tiswadi Taluka, District of North Goa, within the limits of the Village Panchayat of Mercês, having an area of 2668 sq mts registered in Land Registration office of Ilhas under number 2014 of Book B 24 old at folio 33 overleaf, bearing revenue number 165 and new survey number 25 sub division 1 of the Village of Morombi-o-Grande, Tiswadi Taluka, Goa and more particularly described in Schedule- (I) written hereunder and hereinafter called "the said plot";


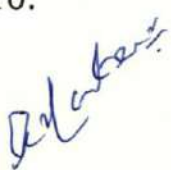
- 2) The said property was belonging to Mrs. Maria Lavinia Esmeralda Barreto e Monteiro and Evaristo Justino Castilho Monteiro;

Declarator

Comptroller

3) The said Evaristo Justino Castilho Monteiro died on 22/11/1951 and on his death inventory proceedings amongst minors were initiated in Civil Court of Ilhas Goa and the said property was allotted to his four children, namely, Maria Carina Olga Monteiro, Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Antonieta Pudeciana Tecelina Monteiro also known as Antonieta Pudeciana Telecila Monteiro and Mr. Atanasio Antonio Agnelo Marcos Monteiro;

4) By a Deed of Division dated 01/02/1983 duly registered in the office of Sub Registrar of Ilhas under number 806 at pages 236 to 244 Book No. I, Volume 489 dated 12/10/1983, the said property was divided into four plots, namely A, B, C and D between the said Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro, Maria Carina Olga Monteiro and Antonieta Pudeciana Telecila Monteiro and in the said deed of Division plot A was allotted to said Maria Carina Olga Monteiro, Plot B was allotted to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro and his wife, Plot C was allotted to said Atanasio Antonio Agnelo Marcos Monteiro and his wife and Plot D was allotted to said Antonieta Pudeciana Telecila Monteiro.





5) Said Antonieta Pudeciana Telecila Monteiro died on 13/10/2008 as spinster leaving behind a will under which she who had no living ascendants or descendants bequeathed her entire estate to her three nephew namely, Jonas Castilho Monteiro, Flobert Thomas Joseph Monteiro and Levin Ivo Monteiro;

6) The said property stood recorded in record of rights in the name of Lavinia Barreto e Monteiro, mother of Mr. Atanasio Antonio Agnelo Marcos Monteiro which was corrected by initiating the necessary proceedings No. LRC/COR/TIS/27/2010 before the Deputy Collector who ordered that the name of Lavinia Barreto e Monteiro should be deleted and the name of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro should be recorded as occupants of the said property in Form No. I and XIV of the said property and accordingly the names of the said Maria Carina Olga Monteiro alias Olga Monteiro, Maria Conceicao Regina Coutinho alias Regina Monteiro and Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro were thus recorded in occupant's column of the said property.

Deputy Collector

[Signature]

7) Said Maria Carina Olga Monteiro alias Olga Monteiro initiated partition proceedings to separate her said plot of land in the court of the Deputy Collector, Panaji sub Division and the said proceedings were registered as LRC/Part/194/2011 and the said Deputy Collector by order dated 20/01/2012 separated the said plot of Maria Carina Olga Monteiro alias Olga Monteiro and allotted to it separate survey No. 25/1-A of the village of Morombi-O-Grande, Tiswadi taluka and therefore the names of Mr. Atanasio Antonio Agnelo Marcos Monteiro, Mrs. Maria Conceicao Regina Monteiro, continue to be recorded in the occupant's column of the said survey No. 25/1;

8) Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro died on 17/09/1992 leaving behind as his widow, said Maria Conceicao Regina Monteiro who also died on 3/03/2016 and their only child Sandra Maria Lavinia Rodrigues, became entitled to estate left behind by them.

9) The subject matter of this deed are the said plots B, C, and D which were allotted in the said partition to Tomas Manuel Leoncio Aspulqueta Perpetuo Socorro Monteiro,

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Atanasio Antonio Agnelo Marcos Monteiro alias Atanasio Monteiro and Antonieta Pudeciana Telecila Monteiro which all comprise an area of 2668 sq. mts and are presently as a single plot surveyed under survey No. 25/1 of village Morombim-o-Grande which is more particularly described in schedule (I) hereunder written and hereinafter called "the said plot".

10) The Vendors herein have agreed to sell to the Purchaser their 2/9th undivided rights and shares in the said plot of which **MARKET VALUE** is at or for a **Rs.40,00,000/-**

(Rupees Forty Lakh Only)



NOW, THEREFORE, THIS INDENTURE WITNESSES AS
UNDER:-

1. That in pursuance of the said agreement to sell of undivided 2/9th rights and shares of MARKET VALUE of **Rs. 40,00,000/- (Rupees Forty Lakh Only)** with consideration is paid in the manner as mutually agreed between the Vendors and the Purchaser under separate agreement executed between the parties today.

Atanasio *Comp*

2.The VENDORS as the absolute and exclusive co-owners in joint possession of the said Property described in Schedule (I) hereunder written do hereby assign, transfer and convey UNTO the Purchaser by way of SALE two ninth undivided rights and shares in the Plot described in the schedule (I) hereunder written forming part of the said property described in schedule (I) hereunder written and together with the corresponding undivided rights to the roads, trees, ground, drains, ways, paths, privileges, easements, amenities, structures and appurtenances whatsoever in the said plot and hereditaments or any part thereof belonging to or in any way appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof. AND in corresponding all the estates, rights, title, interest, claims and demand whatsoever of the VENDORS to the said undivided 2/9th share in the said PLOT and every part thereof to HAVE AND TO HOLD all and singular the said undivided rights and shares in the said plot hereby granted, conveyed and assured or expressed so to be with their appurtenances unto and to the use of the Purchaser absolutely and forever.



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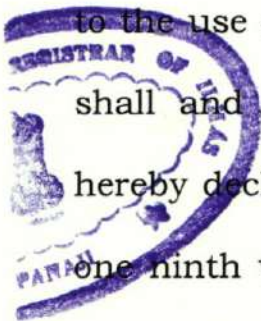


AND the Vendors do hereby covenant that they have in themselves good right and absolute power to grant, transfer and convey the said Plot unto the Purchaser in the manner aforesaid and to possess, enjoy and have the same at all times hereafter, peaceably and quietly and to hold possess and enjoy the share in the SAID PLOT hereby granted with its appurtenances and receive claim, rents and profits thereof for their own use and benefit jointly with other co-owners without any lawful eviction, interruption, claim or demand whatsoever from, or by the Vendors and /or from any person or persons lawfully or equitably claiming by, from under or in trust for them the Vendors and that free and clear but subject to charge as regards consideration to be paid in manner set out in separate agreement executed between the parties or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors and/or by any other person or persons lawfully or equitably claiming by, from under or in

Q. Montano

(C. Montano)

trust for them and further that they the Vendors and all persons having required or found necessary to transfer and convey the said undivided rights, title, shares and interest of the Vendors in the SAID PLOT hereby granted or any part thereof and the Vendors shall and will from time to time at all times hereafter at the request and costs of the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the undivided rights and shares in the SAID PLOT hereby granted unto and



to the use of the Purchaser and in the manner aforesaid as shall and may be reasonably required and the Vendors hereby declare that they have retained in their favor their one ninth undivided share in the said plot and they have good right, title to one third share in the said plot out of which they are selling two ninth share and in the said undivided rights and shares in the said plot and that the said plot is free from any encumbrances or charges whatsoever;

Q. M. L. M.

(Signature)

2. The Vendors do hereby assure the Purchaser that they have not sold their said share in the said plot to any third person or created any charge in favour of any Bank or Institution nor any Third Party rights nor entered into any agreements or transaction or arrangements of lease or licence in any manner with respect to the said share in the said plot and that they do hereby indemnify the Purchaser against any third party claim if made against the said plot which claims if any, shall be settled by the Vendors at their own costs without disturbing the title and possession of the Purchaser and without any liability to the Purchaser and the Purchaser shall be kept fully indemnified and protected therefrom. The Vendors have no objection to get mutation in survey records carried out in favor of the Purchaser with respect to the said undivided share in the said plot described in schedule (I) hereunder.

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

2/10/2011

Comd




4. No NOC from Town & Country Planning Department or PDA is required as sale is of undivided share in a survey holding as divided by Hon'ble High Court of Bombay at Goa in Writ Petition No. 700/2019 Gajendra Shenvi Desai and anr V/s. Chief Secretary State of Goa and others Judgment dated 6/8/2019.

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

SCHEDULE-I

(DESCRIPTION OF THE SAID PLOT)



All that property named as "**ESCADECHEM BATTA**" situated at Morombi-o-Grande, Mercês, Sub District of Ilhas, Tiswadi Taluka, District of North Goa, within the limits of the Village Panchayat of Mercês, admeasuring an area of 2668 sq mts, registered in Land Registration office of Ilhas under number 2014 of Book B 24 old at folio 33 overleaf, bearing revenue number 165 and new survey number 25 sub division 1 of the Village of Morombi-o-Grande, Tiswadi Taluka Goa and bounded as under:-

Declarator

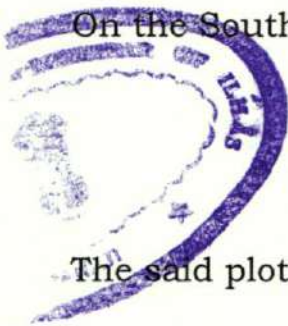
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On the East:- by property bearing survey number 26 sub Division 3, 4 and 5 of the village of Morombim-o-Grande, Tiswadi Taluka, Goa.

On the West:- by property bearing survey number 25 sub Division 1A of the village of Morombim-o-Grande, Tiswadi Taluka, Goa.

On the North:- by property bearing survey number 27 sub Division 6, 13 and 1 of the village of Morombim-o-Grande, Tiswadi Taluka, Goa

On the South:- by a drain.



The said plot is a separate survey holding by itself and bears survey No. 25 sub division No. 1 of village Morombi-o-Grande undivided 2/9th (two ninth) rights and share in the said plot equivalent to an undivided area of 593m² thereof is hereby sold to the Purchaser.

Qdaka

(Signature)



SIGNED, SEALED AND DELIVERED

By the within named "THE VENDORS"

Mr. ATANASIO ANTONIO AGNELO MARCOS MONTEIRO

Attorney For Mrs. SANDRA MARIA LAVINIA RODRIGUES

And Mr. DINESH RODRIGUES

De Monteiros



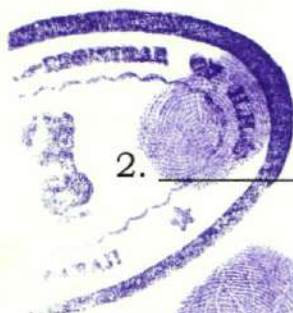
L.H.P.

R.H.P.



1. _____

1. _____



2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

De Monteiros

Amly

SIGNED, SEALED AND DELIVERED
By the within named "THE PURCHASER"
MR. ABDUL GAFOOR
Sole proprietor of **M/S MANNAT INFRA**
DEVELOPER AND CONTRACTORS




Handwritten signature



L.H.P.

R.H.P.



1. 

1. 

2. 



2. 

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5. 

5. 

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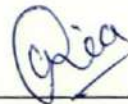
Handwritten signature

In the presence of :-

1. Adv RESHMA NARAYAN NAIK,
Wife of Prasad Vijay Waknis
Indian National, Residing at
H. No 542/16 /A, Land 7,
Behind Damodar Temple,
Durgawadi, Taleigao Goa.
403002



1. Miss AANIA MAJEED
Daughter of Abdul Majeed Mir ,
Indian National, Residing at
Flat No 12 1st floor , Umta Waddo ,
Opp Old Football Ground ,
Calangute Bardez Goa 403516





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

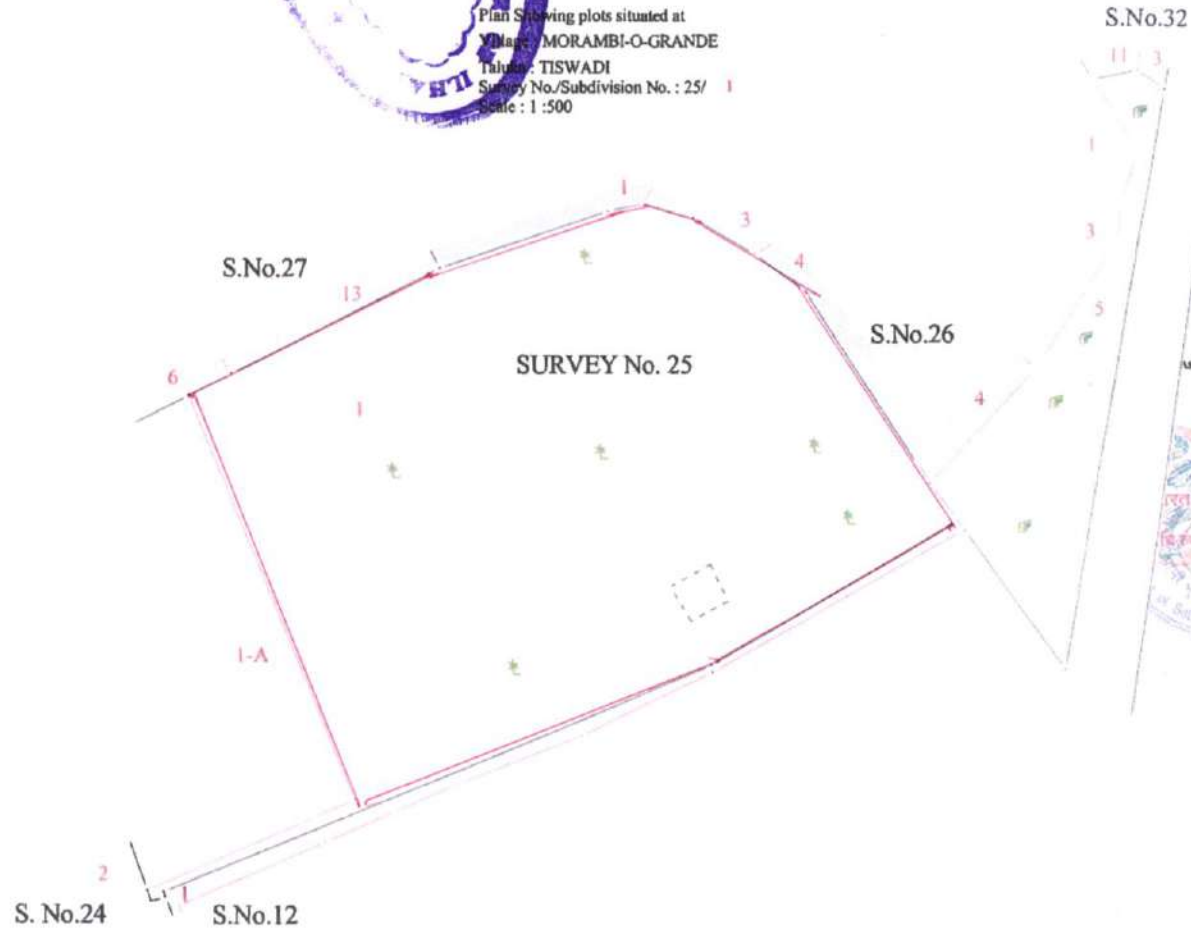
Plan Showing plots situated at
Village - MORAMBI-O-GRANDE
Taluka - TISWADI
Survey No./Subdivision No. : 25/
Scale : 1 : 500

Inward No: 5145

S.No.32



Older Copy



W. Kambli

Smt. Vinita V. Kambli
Asst. Survey & Settlement Officer
Panaji-Goa





100013321791

Date 07/10/2021

Page 1 of 2

Taluka TISWADI
 Taluka TISWADI
 Village Morambi-O-Grande
 गाव Morambi-O-Grande
 Name of the Field Iscadeche Bhat
 शेताचे नांव Iscadeche Bhat

Survey No. 25
 सर्वे नंबर 25
 Sub Div. No. 1
 हिस्सा नंबर 1
 Tenure
 सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.26.55	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.26.55

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.13	0000.26.68

Remarks शेरा

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00
 आकार फोर प्रेडियाल रेंट

S No	Name of the Occupant वस्ती करणारे व्यक्तीचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Maria Conceicao Regina Coutinho alias Regina Monteiro		22415	
2	Atanasio Antonio Aguielo Marcos Monteiro alias Atanasio Monteiro		22415	

S No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क

Name of Person holding rights and nature of rights.

इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार

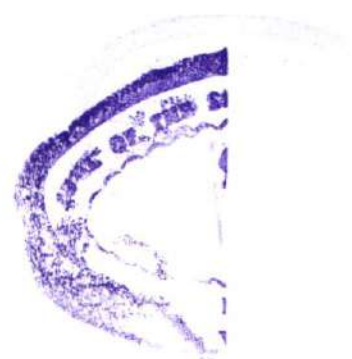
Mutation No.

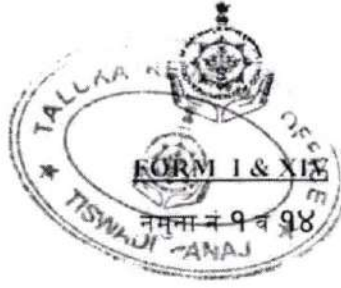
फेरफार नं

Remarks

शेरा

-----Nil-----





100013321791

Date 07/10/2021

Page 2 of 2

Taluka TISWADI
नामुका
Village Morambi-O-Grande
गाव
Name of the Field Iscadeche Bhat
शेताने नाव

Survey No. 25
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

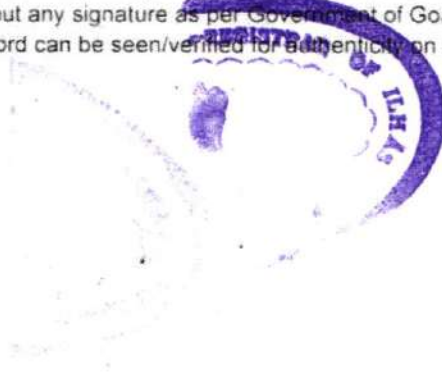
Year वर्ष	Name of the Cultivator व्यापण करण-याचे नाव	Mode रीत	Season सौमम	Name of Crop पिकाचे नाव	Irrigated बागायत Ha.Ars.Sq.Mts हे.आर.चौ.मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे.आर.चौ.मी.	Land not Available for cultivation नाणिक वरील		Source of irrigation सिंचनाचा शक्ति	Remarks धेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे.आर.चौ.मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



The record is computer generated on 07/10/2021 at 15:33:33 as per Online Reference Number - 100013321791. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



CERTIFIED TRUE COPY
Copy applied on _____
Copy ready on _____
Copy date _____
By _____ (only)
By receipt No _____



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Dec-2022 02:00:06 pm

Document Serial Number :- 2022-PNJ-3254

Presented at 01:54:55 pm on 12-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	120000
2	Registration Fee	120000
3	Mutation Fees	1500
4	Processing Fee	1300
Total		242800

Stamp Duty Required :120000/-







Stamp Duty Paid : 120500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abdul Gafoor Sole Proprietor Of Mannat Infra Developer And Contractors ,Father Name:Mohammad Haji, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - A 2 F 2 Mikroc Retreat Ribandar Goa, Address2 - , PAN No.			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ATANASIO ANTONIO AGNELO MARCOS MONTEIRO , Father Name:Evaristo Justino Castilho Monteiro Alias Castilho Monteiro, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Advocate, H No E-81 Mercedes Vaddy Ilhas Goa , PAN No.: , as Power Of Attorney Holder for SANDRA MARIA LAVINIA RODRIGUES			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Abdul Gafoor Sole Proprietor Of Mannat Infra Developer And Contractors , Father Name: Mohammad Haji, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, A 2 F 2 Milroc Retreat Ribandar Goa, PAN No.:			
3	Atanasio Antonio Agnelo Marcos Monteiro , Father Name:Evaristo Justino Castilho Monteiro Alias Castilho Monteiro, Age: 75, Marital Status: ,Gender:Male,Occupation: Advocate, H No E-81 Vaddy Mercedes Tiswadi Goa, PAN No.: AGIPM3137C , as Power Of Attorney Holder for DINESH			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Aania Majeed, Age: 35, DOB: 1987-04-04 , Mobile: 9906006211 , Email: mannatinfra1206@gmail.com , Occupation: Service , Marital status : Unmarried , Address: 403516, Flat no 12 1st floor Umta Waddo Opp Football ground VTC Calangute PO Calangute North Goa , Flat no 12 1st floor Umta Waddo Opp Football ground VTC Calangute PO Calangute North Goa , Sangolda, Bardez, NorthGoa, Goa			
2	Name: Reshma Narayan Naik, Age: 44, DOB: 1978-08-17 , Mobile: 8806724108 , Email: rshma.naik@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403001, H NO 292, H NO 292, Behind All India Radio Altinho Panaji Goa , Panaji, Tiswadi, NorthGoa, Goa			



Mannat
Sub Registrar
12/12/2022
REG-REGISTERED
12/12/2022

Document Serial Number :- 2022-PNJ-3254

Document Serial No:-2022-PNJ-3254

Book :- 1 Document

Registration Number :- **PNJ-1-3078-2022**

Date : 12-Dec-2022

Paraut
12/12/2022

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

DE - REGISTRAR
TIWADI

