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Sold To/Issued To: M/S ASBT ASSOCIATES For #hom/ID Proof Pan ABIFA1270D





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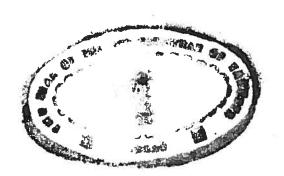
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Name of Purchaser M/S ASBT A SSOCIATES

FOR CITIZENCREDIT CO-OP. BANK LTD.





Mehammed Barkar

DEED OF SALE

Alfortao de: , Leavalho (Montho)

S DEED OF SALE is made and executed at Margao on this 22nd day of July 2021.

BETWEEN

| 1. SMT. LENA FURTADO E ANTAO alias LENA D A |
|--|
| FURTADO ANTAO, d/o. Shri. Late Mr. Roque Furtado and w/o. |
| Mr. Sane Antonio De Menezes Antao, aged 65 years, married, |
| business, having PAN Card no. A second and having Aadhar |
| Card No. (2017), having Mob no. 9 |
| husband, |

- SHRI. SANE ANTONIO DE MENEZES ANTAO, s/o. Shri. 2. Late Mr. Zacarias Antao, aged 71 years, married, business, having and having Aadhar Card No. PAN Card no. , both r/o. H no. 282, near St. Sebastian Chapel Pocvaddo Betalbhatim, Majorda, Salcete South Goa, Goa 403713, having Mob no. and
- SMT. SHALINY MARIETTE DE M. G. ANTAO 3. CARVALHO alias SHALINY MARIETTE DE MENEZES GUERREIRO ANTAO CARVALHO also known as SHALINI MARIETTE ANTAO CARVALHO still known as SHALINI MARIETTE CARVALHO further known as SHALINY MARIETTE CARVALHO, d/o. Shri. Late Mr. Zacarias Antao and w/o. Late Mr. Dr. Antonio Heladio Tadeu De Souza Carvalho, aged 73 years, married, Retired Teacher, having PAN Card no.

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and having Aadhar Card No. , having Mob no. 9, R/o. H. no. 814, St. Joaquim road, Nr. Hema Apts, Margao, Salcete, South Goa, Goa 403601; all hereinafter referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, executors, administrator and assigns) of the ONE PART.

AND

M/S. ASBT ASSOCIATES a partnership firm registered under the Indian Partnership Act 1932 which is duly registered with the Registrar of Firms Margao Salcete Goa under No. MGO-F126-2017 dated 11.04.2017 having PAN card no. | having its registered office at SF-1, Second Floor, Heramb Appt. Opp. Canara Bank, Aquem Margao Goa, Holding Pan Card No. , herein represented by its partners TABASSUM PARVEEN ALI, daughter of late Mohammad Safiulla and wife of Mr. Mohammad Bakkar Ali, age 36 years, married, businesswomen, holding Aadhar Card No. Mob no. 1 and her husband; (b) MR. MOHAMMAD BAKKAR ALI, son of Mr. Shaikh Kawsar Ali, aged 39 years, married, Businessman, Holding Adhaar Card No. both resident of Plot no. H-16, Vasant Nagar, Gogol, Margao, , hereinafter referred to as Salcete, Goa, having Mob no. "the PURCHASER" (which expression shall unless it be repugnant

Alara de Reservato Contra de Barlo.

context or meaning thereof be deemed to include their heirs, successors, legal representatives, executors, administrator and assigns) of the SECOND PART.

ALL PARTIES TO THIS DEED ARE INDIAN NATIONALS:

AND WHEREAS there exists a landed property known as 'MORODA' situated at Ward 'Chondrovoddo', within the limits of Margao Municipal Council Taluka and Sub-District of Salcete, District of South Goa, State of Goa, more particularly described in the SCHEDULE-I herein under written and is hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the SAID PROPERTY belonged to and was registered in the Land Registration Office (Conservatoria do Registo Predial) of Salcete at Margao under inscription of transmission no. 38113 at folio 140 of book G no. 42 in the name of original owner Late Smt. Maria Emilia Elizia de Andrade.

AND WHEREAS upon the death of said Smt. Maria Emilia Elizia de Andrade and her husband the said property described in Schedule-I hereto became part of their estate for their heirs.

AND WHEREAS upon the death of said Smt. Maria Emilia Elizia de Andrade, an Inventory proceeding no. 4/1984 was initiated

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wherein her daughter and son-in-law Smt. Maria Luiza Ema Araujo Coutinho alias Luisa Coutinho and Shri. Joaquim Camilo Vivian Coutinho alias Vivian Coutinho were allotted among other properties, one Plot no. 6 (Lote no. 6) of the said property admeasuring an area of 564.37 sq. mtrs, which partition and allotment of assets have been confirmed and finalized by Judgment and Decree dated 10.02.1984 passed in the said Inventario Proceeding no. 4/1984 and which plot being an independent and separate unit in itself is more clearly delineated in red colour in plan annexed hereto and more particularly described in schedule-II hereunder written and hereinafter referred to as the 'SAID PLOT'.

AND WHEREAS subsequently by virtue of Deed of Sale dated 02.06.1989 duly registered before the Sub Registrar of Salcete, Margao under registration no. 2556 at pages 142 and 152 Book no. I Vol. no. 108 Dated 03.10.1989 the above said earlier vendors/owners Smt. Maria Luiza Ema Araujo Coutinho alias Luisa Coutinho and Shri. Joaquim Camilo Vivian Coutinho alias Vivian Coutinho had sold the said plot to the member no. 1 and 3 of the VENDORS jointly, on the terms and conditions mentioned there under.

AND WHEREAS subsequently the above Deed of Sale dated 02.06.1989 was duly rectified between the above parties of the Principle deed by Deed of Rectification dated 15.10.2005, duly registered before the Sub Registrar of Salcete, Margao under

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registration no. 5457 at pages 181 and 191 Book no. I Vol. no. 909 Dated 23.11.2005, whereby the said Deed of Sale dated 02.06.1989 was rectified by including the Survey number of said Plot sold being Chalta no. 34 of P. T. Sheet no. 6 of city Survey Margao pursuant to which the names of said member no. 1 and 3 of the VENDORS have been duly entered as the holder thereof and the same has been confirmed in their names.

AND WHEREAS although the said plot is confirmed in the name of said member no. 1 and 3 of the VENDORS however the property card bearing chalta no. 34 of P. T. Sheet no. 6 of City Survey Margao in respect of the above said Plot issued in their name erroneously shows the plot area admeasuring therein as 520 sq. mtrs instead of 564.37 sq. mtrs which is found at loco and which is also found mentioned in the Deed of Sale dated 02.06.1989.

AND WHEREAS the member no. 2 of the VENDORS is married to member no. 1 of the VENDORS under the law of communion of assets as prevalent in state of Goa and as such the both of them are the owners in possession of the said plot along with member no. 3 of VENDORS.

AND WHEREAS the member no. 3 of the VENDORS prior to purchase of the said plot was married to one Dr. Antonio Heladio Tadeu De Souza Carvalho under the law the law of communion of assets as prevalent in the State of Goa and out of their marriage they

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have two children Smt. Bindiya Shireen Carvalho and Shri. Varun Antonio Carvalho and their spouses.

AND WHEREAS the said Dr. Antonio Heladio Tadeu De Souza Carvalho had expired on 11.04.1983 leaving behind member no. 3 of the VENDORS and his said two children Smt. Bindiya Shireen Carvalho And Shri. Varun Antonio Carvalho and their spouses.

AND WHEREAS the member no. 3 of the VENDORS had earlier jointly purchased the said plot along with member no. 1 of the VENDORS by said Deed of sale dated 22.06.1989 ie. much after the death of her said husband Dr. Antonio Heladio Tadeu De Souza Carvalho and that she had contributed half of the consideration price towards purchase of the said plot out of her own salaried income and as such the member no. 3 of the VENDORS is solely entitled for the half share of the said plot being her self acquired property.

AND WHEREAS the above said two children of member no. 3 of the VENDORS namely Smt. Bindiya Shireen Carvalho and Shri. Varun Antonio Carvalho along with their spouses have no any right, title or interest into the above said plot being the half share of the said plot is a self acquired property of the member no. 3 of the VENDORS who had exclusively purchased the same out of her own salaried income as she was teacher by profession at the time of purchase of said plot.

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AND WHEREAS prior to purchase of the said plot the said property was Developed by the original owners by obtaining the necessary NOC from Southern Planning and Development Authority, Margao, Goa bearing no. SPD/R/2738/11254/84-85 dated. 12.06.1984.

AND WHEREAS the VENDORS have clear and marketable title to the SAID PLOT free from encumbrances, liens, charges.

AND WHEREAS the VENDORS have represented the PURCHASER that:-

- a) The VENDORS are the sole and exclusive owners in possession of the SAID PLOT and are entitled to deal with the same in any manner.
- b) Except the VENDORS none else have any right, title, interest in or claim of whatsoever nature over the SAID PLOT.
- c) The VENDORS title to the SAID PLOT is clear, legal, unencumbered, marketable and subsisting.
- d) The VENDORS have not entered into agreement with any other person nor agreed to sell the SAID PLOT or any part thereof to any person/s except to the PURCHASER.

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- e) There is no litigation or any legal proceeding pending before any court/tribunal Administrative Authority in respect of the SAID PLOT.
- f) The SAID PLOT is not subject to any notice or notification or proceedings under land Acquisition Act or Administration of Evacuee properties Act similarly no attachment or notice from the central or state Government or any other local body or authority has been received or served upon the VENDORS in respect of SAID PLOT.
- g) There are no mundcars and/or any person claiming agricultural tenancy and/or any other right in the SAID PLOT.
- h) There are no difficulties, legal impediments or otherwise for sale of SAID PLOT by the VENDORS to the PURCHASER.

AND WHEREAS before execution of the present Sale Deed, a Public Notice was published by the PURCHASER in the daily English newspaper "THE GOAN", dated 06.07.2021 inviting claim or objections from any person/s Bank, private of financial Institution or entity having any valid right or claim in respect of SAID PLOT of whatsoever nature along with the documentary proof in support of their such claim or objection for sale of above SAID PLOT by VENDORS within the period stipulated in the said notice. However,

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no such claim has been received from any person/s of whomsoever nature or any other Bank or entity over the SAID PLOT pursuance of said notice within the said prescribed time. Accordingly, the PURCHASER having investigated the title of the SAID PLOT is satisfied with the title of the SAID PLOT being clear, marketable and unencumbered.

AND WHEREAS VENDORS have jointly agreed to sell the said Plot to the PURCHASER and the PURCHASER relying upon the said representations and the said investigation on title, has agreed to purchase the SAID PLOT from the VENDORS free from any encumbrances, liens, charges, etc. for the total consideration of Rs. 74,00,000/- (Rupees Seventy Four Lakhs only), which is its true market value.

NOW THIS DEED OF SALE IS WITNESSED AS UNDER:

1. That in pursuance of the said Agreement and in consideration of said total consideration of Rs. 74,00,000/- (Rupees Seventy Four Lakhs only) paid by the PURCHASER to the VENDORS, the receipt whereof the VENDORS do hereby acknowledged having received the same, thereby discharging the PURCHASER from such payment, the VENDORS as the exclusive owners in possession of SAID PLOT described in Schedule –II hereto, do hereby CONVEY, TRANSFER & RELEASE unto and in favor of PURCHASER all that SAID PLOT bearing No. 6, admeasuring 564.37 sq mts, more fully

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described in Schedule- II hereto and hereinafter written, so that the PURCHASER, for all times hereinafter shall HOLD, HAVE, POSSESS & ENJOY the SAID PLOT of land described in Schedule-II hereto and hereby sold free of all encumbrances and along with all rights, interest, advantages, benefits, privileges, easement, etc., available to the SAID PLOT hereby sold or to the holder thereof, free from any claims, demands, objections, obstructions, impediments, whatsoever either raised by the person or party claiming trough the VENDORS or any of them or their predecessor-intitle or from whomsoever.

2. The above mentioned consideration price of Rs. 74,00,000/- (Rupees Seventy Four Lakhs only) have been paid by the PURCHASER to the VENDORS after deducting T.D.S. at the rate of 1% which is amounting to Rs. 74,000/- (Rupees Seventy Four Thousand Only) and out of which an amount of Rs. 37,000/- is deducted from the member no. 1 and 3 of VENDORS each and has paid the total amount in the following manner:-

Sr.No.

Details

Amount(Rs)

i.

Paid by cheque bearing No. 060540, RTGS drawn on Bank of Maharashtra, Gogol branch, Dated. 01/07/2021

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in the name of VENDORS, Rs.5,00,000/-

- ii. Paid by cheque bearing No.062329, RTGS Drawn on Bank of Maharashtra, Gogol branch, Dated: - 19/07/2021 in the name of VENDORS, Rs.14,80,000/-
- Paid by cheque bearing iii. No.062339, RTGS Drawn on Bank of Maharashtra, Gogol branch, Dated: - 19/07/2021 in the name of VENDORS, Rs.16,83,000/-
- Paid by cheque bearing iv. No.062326, RTGS drawn on Bank of Maharashtra, Gogol branch, Dated :- 20/07/2021 in the name of VENDORS, Rs.11,23,000/-
- v. Paid by cheque bearing No.062327, RTGS

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drawn on Bank of Maharashtra, Gogol branch, Dated: - 20/07/2021 in the name of VENDORS, Rs.14,50,000/-

vi. Paid by cheque bearing
No.062328, RTGS
drawn on Bank of Maharashtra,
Gogol branch,
Dated: - 20/07/2021
in the name of VENDORS, Rs.10,90,000/-

vii. Deducted T.D.S at the rate of 1% dated:- 22/07/2021 Rs. 74,000/-

TOTAL

Rs. 74,00,000/-

3. That the VENDORS and all persons claiming under them do hereby covenant with the PURCHASER that VENDORS are lawfully seized and possessed of the SAID PLOT, which is hereby conveyed free from any encumbrance, tenants, mundcars, or defects and that the VENDORS have full power and absolute authority to sell the SAID PLOT of land in manner aforesaid.

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The PURCHASER may hereafter peaceably and quietly possess and enjoy the SAID PLOT hereby conveyed/ transferred, and assured without any claim or demand from the VENDORS or any other person or persons claiming through or under them and the VENDORS covenant to save harmless and keep indemnified the PURCHASER or against all Encumbrances, Charges and Equities whatsoever.

- That the VENDORS further covenant that they shall execute all 5. documents which may be found necessary by the VENDORS to be executed for conferring or confirming proper and better title of the SAID PLOT hereby sold and every part thereof in favor of the PURCHASER, or for transferring all or whatever records in respect of the land hereby sold and every part thereof hereby sold, exclusively in the name of the PURCHASER.
- That the VENDORS further covenant that in the event the PURCHASER is ever dispossessed from the SAID PLOT sold or any part thereof by any reason of any defect in the title of the VENDORS, the VENDORS shall fully compensate the PURCHASER and shall indemnify the PURCHASER from any loss.
- The VENDORS hereby express their consent and No objection 7. for the PURCHASER to apply for mutation of records in form D of property card of Land hereby sold and further express their consent and No Objection to include the name of PURCHASER in the occupant/holder's column. The VENDORS hereby further express

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that in such mutation, the concerned Land Revenue/ surveyor authority need not issue any notice to the VENDORS or any of them and such notices are hereby expressly waived by the VENDORS.

- 8. The VENDORS hereby declare that the subject land hereby sold is not subject to any rights of scheduled castes or Schedule Tribes, as envisaged in the notification No. RD/LAND/LRC/318/99, dated. 21.08.1977 of Government of Goa.
- 9. That the said property was Developed by the original owners by obtaining the necessary NOC from Southern Planning Development Authority, Margao, Goa bearing SPD/R/2738/11254/84-85 dated. 12.06.1984 and as such a new NOC from Town and Country Planning Department Government of Goa is not required for registration of sale deed.
- The market value of the SAID PLOT hereby sold is arrived at 10. Rs. 74,00,000/- (Rupees Seventy Four Lakhs only), on account of which a stamp duty of Rs. 2,59,000/- (Rupees Two Lakhs Fifty Nine Thousand only) is payable and accordingly this Deed of Sale is executed on actual stamp paper of Rs. 2,59,000/-.

SCHEDULE -I

ALL THAT landed property known as 'MORODA' situated at Ward 'Chondrovoddo', www.

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Advisor Ward 'Chondrovoddo', within the limits of Margao Municipal

Council Taluka and Sub-District of Salcete, District of South Goa, State of Goa and registered in Land Registration Office (Conservatoria do Registo Predial) of Salcete at Margao under no. 20637 at folio 28 overleaf of Book B no. 53 New Series, under inscription of transmission no. 38113 at folio 140 of book G no. 42 and surveyed under Chalta no. 1 of P.T. Sheet no. 6, which property is also called as "CHANDROVADO" and bounded as under:-

East :- by the property of Jose Mariano Pinto

West :- by the property of Rosario Salvador Pereira

North :- by paddy field of Communidade of Mrgao

South :- by the top of the Hillock

SCHEDULE -II (DISCRIPTION OF SAID PLOT SOLD HEREIN)

ALL THAT PLOT denominated as Plot No. 6 (Lote no. 6), admeasuring an area of 564.37 sq. mts, which is the part and parcel of the property described in Schedule-I described herein above, and ehich plot is surveyed under Chalta No. 34 of P.T. Sheet No. 6 of City Survey, Margao. The SAID PLOT is an independent and separate plot is bounded as under;-

EAST :- by property of of Joaquim S. A. Pinto,

measuring this side 17.50 mtrs,

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WEST

:- by the 6 mtrs wide road,

measuring this side 17.65 mtrs,

NORTH

by plot no. 7 (lote no. 7)

measuring this side 33.00 mtrs

SOUTH

:- by ploy no. 5,

measuring this side 31.5 mtrs

IN WITNESS WHEREOF the parties hereto have set their respective hands and placed their signatures on the day, month and year hereinbefore mentioned.

SIGNED, SEALED & DELIVERED BY THE **VENDORS**



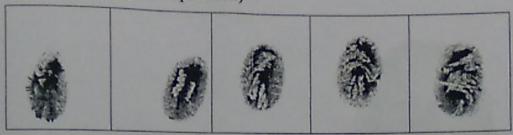
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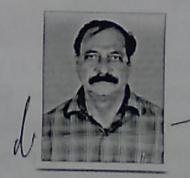
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SHRI. SANE ANTONIO DE MENEZES ANTAO

(Right Hand Fingers Impression)



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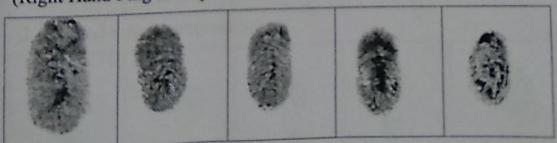




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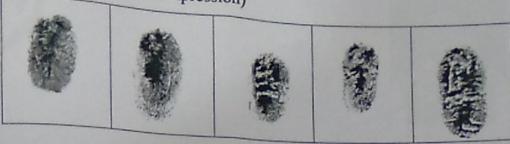
SMT. SHALINY MARIETTE DE M. G. ANTAO CARVALHO alias SHALINY MARIETTE DE MENEZES GUERREIRO ANTAO CARVALHO also known as SHALINI MARIETTE ANTAO CARVALHO still known as SHALINI MARIETTE CARVALHO further known as SHALINY MARIETTE CARVALHO

(Right Hand Fingers Impression)



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(Left Hand Fingers Impression)



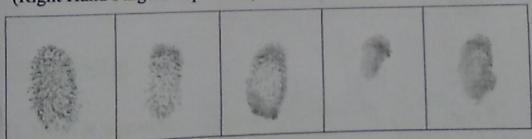
SIGNED AND DELIVERED
BY PURCHASER M/S. ASBT ASSOCIATES
Through its Partners



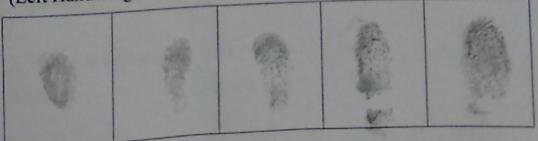
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MRS. TABASSUM PARVEEN ALI

(Right Hand Fingers Impression)



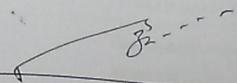
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MR. MOHAMMAD BAKKAR ALI

(Right Hand Fingers Impression)











(Left Hand Fingers Impression)











WITNESSES:



1. Name & Signature: - Sana Shaikh

Address: Mangao Goa.

2. Name & Signature: Ansan Ali

Address: Oavenlin Goa.

Address:
Address:-





GOVERNMENT OF GOA Directorate of Settlement & Land Records

Office of The Inspector of Survey & Land Records
MARGAO - GOA

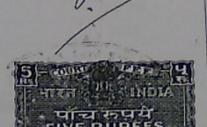
Plan showing plots situated at

Margao City

P.T Sheet No. 6 / Chalta No. 34

Scale 1.500

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Compared By
J. C. GODINHO



Government of Goa Document Registration Summary 2

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

part Date & Time : - 26-Jul-2021 11:09:54 am recument Serial Number :- 2021-MGO-2287

resented at 10:57:48 am on 26-Jul-2021 in the office of the Office of the Civil Registrar-cum-Sub

| Sr.No | Description | Rs.Ps |
|-------|------------------|--------------|
| 1 | Stamp Duty | 259000 |
| 12 | Registration Fee | 222000 |
| 3 34 | Mutation Fees | 1000 |
| 4 75 | Processing Fee | 900 |
| 199 | Total | 482900 |
| | miled around | 0 14 050000/ |

Stamp Suty Required :259000/-

Stamp Duty Paid: 259000/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Mohammad Bakkar Ali ,Father Name:Shaikh Kawsar Ali,Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - SF-1, Second Floor, hermb Appt. Opp. Canara Bank Aquem Margao Goa, Address2 - Margao Salcete. PAN No.: | | | /80° |

Executer

| 1 | Tallwee . | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| Sr.NO | Party Name and Address Lena Furtado E Antao Alias Lena D A Furtado Antao , Father Name:Late Roque Furtado, Age: 65, Father Name:Late Roque Furtado, Occupation: Marital Status: Married ,Gender:Female,Occupation: | 6 | | Myros |
| | Betalbhatim Majordo Salcete South Goa, | 71.71 | | |

| Sr.NC | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 2 | Sane Antonio De Menezes Antao , Father Name:Late Zacarias Antao, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Business, H no. 282, near St. Sebastian Chapel Pocvaddo Betalbhatim Majorda Salcete South Goa, PAN No.: | 9 | | lo. |
| 3 | Shaliny Mariette De M G Antao Carvalho Alias Shaliny Mariette De Menezes Guerreiro Antao Carvalho Also Known As Shalini Mariette Antao Carvalho Still Known As Shalini Mariette Carvalho Further Known As Shaliny Marriette Carvalho , Father Name:Late Zacarias Antao, Age: 73, Marital Status: Married ,Gender:Female,Occupation: Teacher, H no: 814 St Joaquim Road Nr. Hema Apts, Margao Salcete South Goa, | | | Scaniallo |
| 4 | Tabassim Priveen Ali , Father Name: Late Mohammad Safiulla, Age: 36, Warital Status: Married ,Gender: Female, Occupation: Business, SF-1, Second Floor, Hermb Appts, Opp. Canara Bank Aquem Margan GoaMargan Salcete, PAN No.: | | | Charles - |
| 5 | Mohammad Bakkar Ali , Father Name:Shaikh Kawsar Ali, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, SF-1, Second Floor, hermb Appt. Opp. Canara Bank Aquem Margao GoaMargao Salcete, PAN No.: | | | 82- |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|--------------------|
| 1 | Name: Shaikh Ansar Ali,Age: 42,DOB: 1978-11-18,Mobile: 9960099709,Email: ,Occupation:Service, Marital status: Married, Address:403707, UGF-F4 SS Apartments Margao, UGF-F4 SS Apartments Margao, Davorlim, Salcete, SouthGoa, Goa | 1 | | digital e |
| 2 | Name: Sana Shaikh,Age: 25,DOB: 1995-08-06,Mobile: 8007278002,Email: ,Occupation:Advocate, Marital status: Unmarried, Address:403601, F/4, F/4, Shubhamlaxmi Bldg B, Aquem, Margao, Salcete, SouthGoa, Goa | | | West of the second |

Sub Registration

Document Serial Number :- 2021-MGO-2287



Document Serial No:-2021-MGO-2287

Book :- 1 Document

Registration Number :- MGO-1-2224-2021

Date: 26-Jul-2021

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