

(Rupees Three Lakhs Twenty Thousand Only)

FEB-15-2022 16:39:45

Phone No:  
Sold To/Issued To:  
NAYAB BUILDERS  
For Whom/ID Proof:  
AAMFN1262H



₹ 0320000/-  
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Other  
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3816299 36/02/03/2021-RD1

283/22

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*[Signature]*  
AUTHORISED SIGNATORY

Name of Purchaser: NAYAB BUILDERS &  
DEVELOPERS



**DEED OF SALE**

... 2/-

*[Handwritten signatures]*

**THIS DEED OF SALE** is made on this 16<sup>th</sup> day of the month of February, 2022, at Vasco-Da-Gama, Goa.

**BETWEEN**

**MR. AJIT SINGH MATHARU**, son of Shyamsingh Vasava Singh Matharu, 76 years of age, married, retired, having PAN : [REDACTED], Indian National and resident of #86, Reliable Lavendula, Huskur Main road, Kammasandra, Bangalore, Karnataka - 560100, hereinafter referred to as "**VENDOR**" (which expression shall unless be repugnant to the context or meaning thereof shall be deemed to include his legal heirs, legal representatives, successors, administrators, executors and assigns) of the **FIRST PART**;




**AND**

**NAYAB BUILDERS & DEVELOPERS**, a Partnership firm registered under the Indian Partnership Act, 1932 having its registered office at H. No.714K, Nayab Manzil, Near 1<sup>st</sup> Water Tank, New Vaddem, Vasco-Da-Gama, Goa, having PAN : [REDACTED], represented herein through its Partners **1. MR. SHAIKH ABDUL RAZAK**, son of Shaikh Abdul Gafur, 65 years of age, married, businessman, having PAN : [REDACTED], Mobile

*[Handwritten signatures in blue ink]*

No. [REDACTED] and 2. **MR. IBRAHIM SHAIKH**, son of Shaikh Abdul Razak, 39 years of age, married, businessman, having PAN : [REDACTED], both Indian Nationals and residing at H. No.714K, Nayab Manzil, Near 1<sup>st</sup> Water Tank, New Vaddem, Vasco-Da-Gama, Goa, hereinafter referred to as "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include its successors, administrators, executors and assigns) of the **SECOND PART**;

**AND**



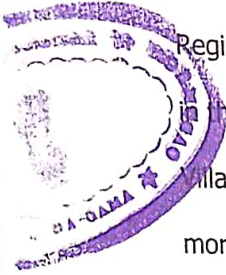
**MRS. SWARAN KAUR**, daughter of Khazan Singh, wife of Mr. Ajit Singh Matharu, 71 years of age, married, housewife, having PAN : [REDACTED], Indian National and resident of #86, Reliable Lavendula, Huskur Main road, Kammasandra, Bangalore, Karnataka - 560100, hereinafter referred to as "**CONSENTING PARTY**" (which expression shall unless be repugnant to the context or meaning thereof shall be deemed to include her legal heirs, legal representatives, successors, administrators, executors and assigns) of the **THIRD PART**.

**WHEREAS** the Partner, MR. SHAIKH ABDUL RAZAK is represented herein by his duly constituted attorney, MR. IBRAHIM SHAIKH, who is duly empowered vide General Power of Attorney dated 12/06/2021 registered



before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book – POA Register Document, Reg. No.MOR-POA Register-36-2021 dated 15/06/2021, copy of which is annexed herewith.

**WHEREAS** there exist a property known as "ANTOLEM OU AFORAMENTO" situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Cortalim-Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim, hereinafter referred to as the "said property" and is more particularly described in Schedule-I hereunder written.



**AND WHEREAS** the said property was inscribed in the name of Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins which was inherited by him from his parents late Jose Francisco de Santo Antonio Fernandes and Ana Maria Dulia Assuceina Godinho.

**AND WHEREAS** said Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins sold the said property to Mr. Luizinho Joaquim Faleiro and Mr. Jose Francisco de Santo Antonio

*[Handwritten signatures]*

Lourdes Martins Fernandes vide Deed of Sale dated 18/03/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.49 at pages 388 to 393 of Book No.I, Volume No.51 dated 05/05/1982.

**AND WHEREAS** Mr. Luizinho Joaquim Faleiro alias L. Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes upon obtaining the necessary approvals from the competent authorities for the purpose of urban construction sub-divided the said property into several plots unequal in area, excluding the area reserved for open space.

**AND WHEREAS** vide Deed of Sale dated 09/11/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.212 at pages 319 to 324 of Book No.I, Volume No.54 dated 07/04/1983, said Mr. Luizinho Joaquim Faleiro alias L. Faleiro alongwith his wife Mrs. Rachel Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes alongwith his wife Mrs. Odette Conceicao Fernandes sold to the Vendor No.1 herein the Plot No.21, admeasuring an area of 600.00 sq. mtrs., which is better described in Schedule-II hereinbelow and hereinafter referred to as the "said plot".



*[Handwritten signatures]*



**AND WHEREAS** the Consenting Party is legally wedded wife of Vendor herein and hence she has been joined as a Party in this Deed as per the laws prevailing in the State of Goa.

**AND WHEREAS** the Vendor intends to sell the said Plot No.21 and the Purchaser is interested in purchasing the said plot and as such the Purchaser has approached to the Vendor to purchase the said plot for a sum of Rs.80,00,000/- (Rupees Eighty Lakh Only) which is the fair market value of the said plot.

**AND WHEREAS** the Vendor is now desirous to convey the title of the said plot to the Purchaser by execution of this presents to which the Consenting Party has no objection of whatsoever nature upon the terms and conditions herein below set out:-

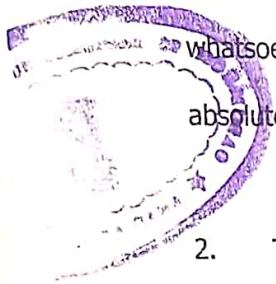
**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS**

**UNDER:-**

1. In consideration to the payment of Rs.80,00,000/- (Rupees Eighty Lakh Only) paid by the Purchaser to the Vendor, being a sum of Rs.79,20,000/- (Rupees Seventy Nine Lakhs Twenty Thousand Only) paid by RTGS through The Citizen Co-Operative Bank Limited, Vasco-Da-Gama, bearing UTR No. 202217275557 dated 21/02/2022  and Rs.80,000/- (Rupees Eighty Thousand Only) is paid 

as and by way of TDS before the execution of this deed (copy of the TDS payment is enclosed herewith), receipt whereof the Vendor do hereby admit, acknowledge and discharge the Purchaser to each and every part of it and the 'Vendors' as absolute owners do hereby convey, transfer and hand over possession of the said Plot No.21 admeasuring an area of 600.00 sq. mtrs., more particularly described in Schedule-II and marked in red colour boundary line on the plan attached to this Deed together with all rights, title, interest, claim, liberties, easements use, benefit, whatsoever to the said property **TO HAVE AND TO HOLD** the same absolutely and forever.



2. The 'Vendor' hereby covenants with the 'Purchaser' as follows:-

- (a) That the 'Vendor' has good title and full powers and absolute authority to grant, release, convey and assure the said plot hereby sold in the manner aforesaid.
- (b) That the 'Purchaser' shall at all times peacefully and quietly occupy, enjoy and possess the said plot conveyed as deemed fit and proper as owner thereof without any claim, demand or disturbances from 'Vendor'.

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

(c) That the 'Vendor', at the request of the 'Purchaser', undertakes and agrees to do or cause to be done or execute such papers, documents in order to further assuring the said plot to the 'Purchaser'.

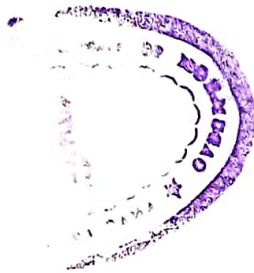
(d) The 'Vendor' further covenants with the 'Purchaser' that in the event the 'Purchaser' is deprived of its lawful possession of the said plot hereby conveyed by virtue of any defect in the title of the 'Vendor' or due to any lawful claim from whomsoever the 'Vendor' indemnify the 'Purchaser' for the loss that may be suffered by the 'Purchaser'.

(e) That the said plot hereby sold is absolutely free from all or any encumbrances whatsoever.

3. It is hereby covenant that the 'Purchaser' shall pay the outgoings from the date of execution of this Deed.

4. That all the expenditure towards the Stamp Duty, Registration Charges and Legal fees towards the execution of this Deed has been borne exclusively by the Purchaser.

Jessi  gme



5. That the said plot is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and the Vendor shall discharge the same from and out of his own funds and keep the Purchaser indemnified prior to the present deed.

6. That the Vendor hereby declare with the Purchaser that the Vendor has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said plot, more fully described in the Schedule-II hereunder written up to the date of execution of this sale deed and the Purchaser shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the Vendors.

7. That the Vendor do hereby covenants and assure that the Purchaser is entitled to have mutation in its name in all public records, local body in the name of the Purchaser and expressly give NOC for the same and further undertake to execute any deed in this respect.

8. That the Vendors have handed over the vacant possession of the said plot, more fully described in the Schedule-II hereunder written to the Purchaser on execution of this deed and have delivered the



Handwritten signatures of the vendors, appearing to be 'Jaggi' and 'Sme'.

connected original title documents in respect of the said plot hereby conveyed on the date of execution of these presents.

9. The Vendor, Purchaser and the Consenting Party hereby declare that the property in transaction does not belong to the Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.



**SCHEDULE OF THE PROPERTY**

**SCHEDULE-I**

All that property known as "ANTOLEM OU AFORAMENTO", situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim and is bounded as under:-

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

- On the North : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelossim and Survey No.114/2 of village Cortalim;
- On the South : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelossim and Survey No.114/2 of village Cortalim;
- On the East : By the rainy waters and with Aforament of Rock Mendes;
- On the West : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelossim and Survey No.114/2 of village Cortalim.



**SCHEDULE-II**

All that plot identified as Plot No.21 admeasuring an area of 600.00 sq. mtrs., sub-divided of the property known as "ANTOLEM OU AFORAMENTO", more particularly described in Schedule-I hereinabove and the said plot is and is bounded as under:-

- On the North : By Plot No.23;
- On the South : By Plot No.19;
- On the East : By Plot No.22;
- On the West : By 10.00 mtrs. wide road.

**IN WITNESS WHEREOF** parties to this Deed have put their hands and seal on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED by

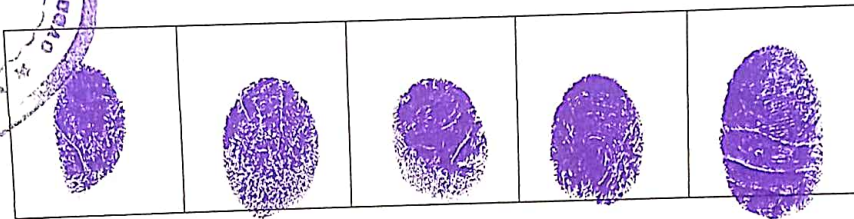
The within-named "VENDOR"

MR. AJIT SINGH MATHARU

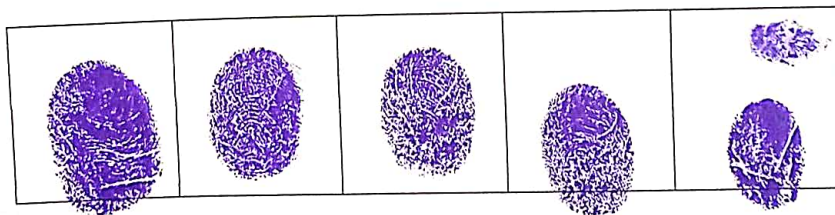
*Ajiti*



Left Hand Finger Impressions



Right Hand Finger Impressions



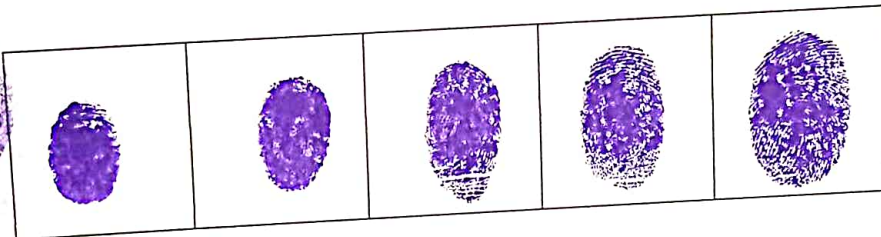
*Ajiti* ~~\_\_\_\_\_~~ *Gur*

**SIGNED, SEALED AND DELIVERED** by  
The within-named "**PURCHASER**"  
**NAYAB BUILDERS & DEVELOPERS**  
Represented by its Partner,  
**MR. IBRAHIM SHAIKH**  
For self and as duly constituted attorney of  
**MR. SHAIKH ABDUL RAZAK**

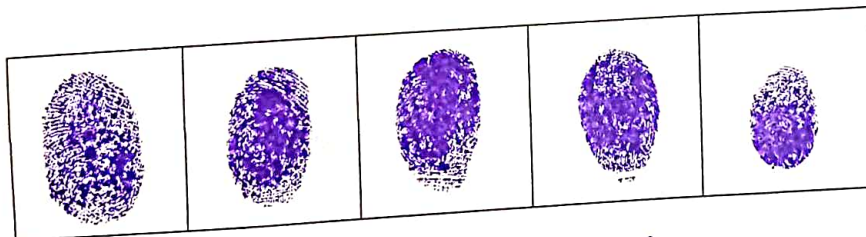


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**Left Hand Finger Impressions**



**Right Hand Finger Impressions**

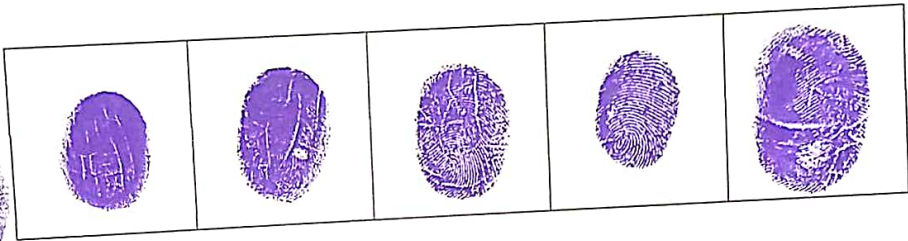


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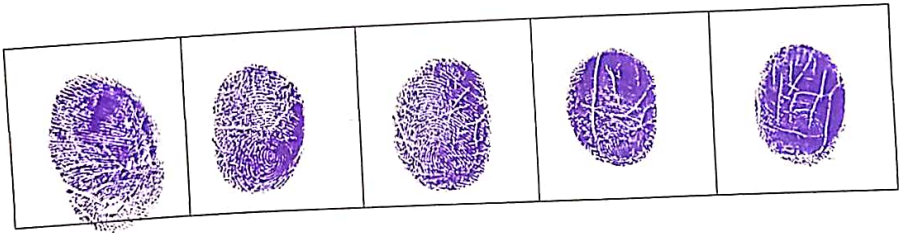
**SIGNED, SEALED AND DELIVERED** by  
The within-named "**CONSENTING PARTY**"  
**MRS. SWARAN KAUR**



**Left Hand Finger Impressions**





**Right Hand Finger Impressions**






Three handwritten signatures in blue ink. The first is a cursive signature, the second is a stylized signature with horizontal strokes, and the third is a cursive signature.

In presence of :-

1. Jagan H. Garag 

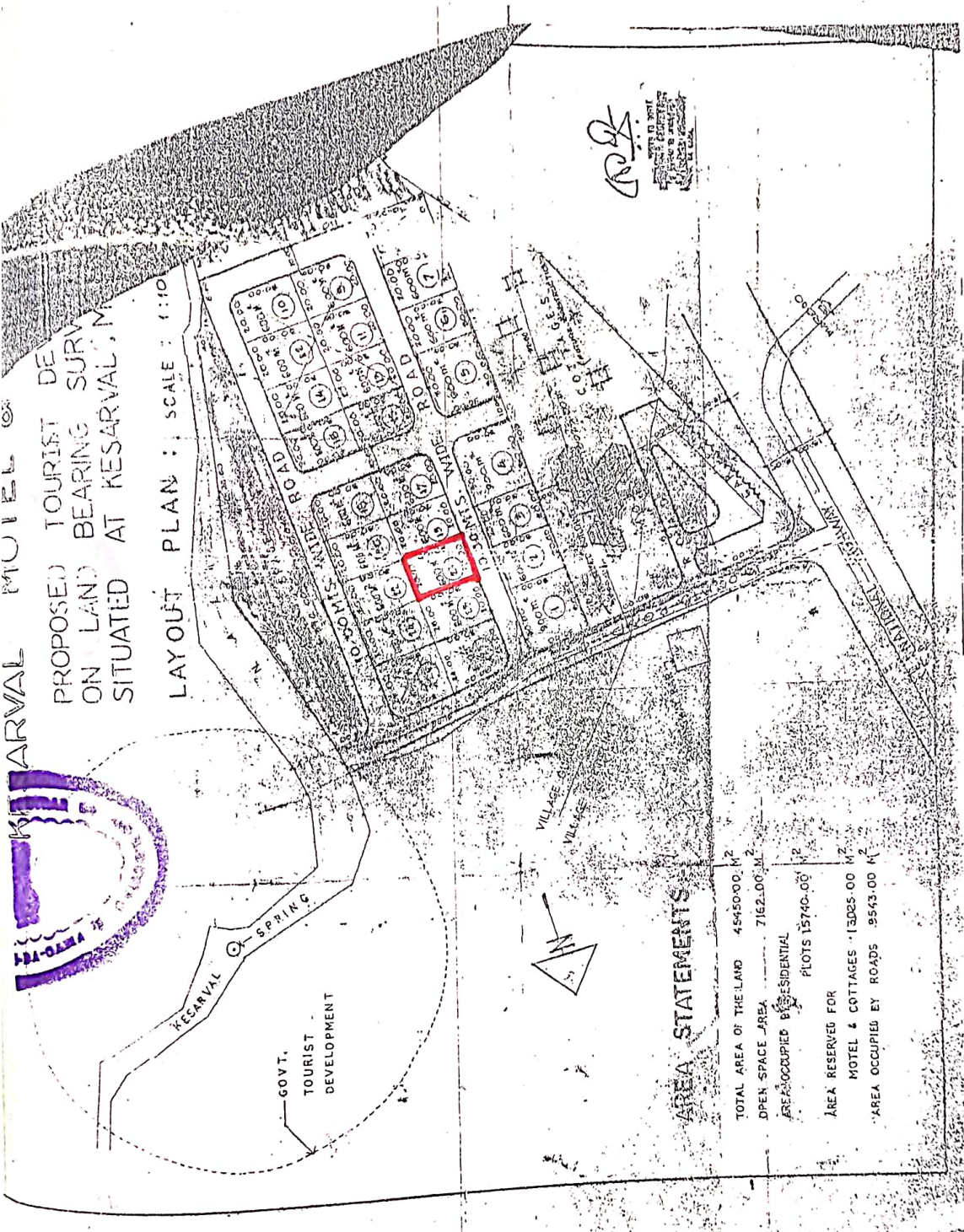
2. ADV. SOBHASH G. KHANDOLKAR 

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**KESARVAL MOTEL**  
 PROPOSED TOURIST DEVELOPMENT  
 ON LAND BEARING SURV.  
 SITUATED AT KESARVAL, M.

LAYOUT PLAN : SCALE : 1:10



**AREA STATEMENTS**

TOTAL AREA OF THE LAND	45450.00 M <sup>2</sup>
OPEN SPACE AREA	7162.00 M <sup>2</sup>
AREA OCCUPIED BY RESIDENTIAL PLOTS	15740.00 M <sup>2</sup>
AREA RESERVED FOR MOTEL & COTTAGES	13285.00 M <sup>2</sup>
AREA OCCUPIED BY ROADS	9543.00 M <sup>2</sup>

*Handwritten signatures and notes:*  
 [Signature] [Signature] [Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Feb-2022 12:16:15 pm

Document Serial Number :- 2022-MOR-283

Presented at 12:04:56 pm on 21-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	320000
2	Registration Fee	240000
3	Mutation Fees	1000
4	Processing Fee	900
<b>Total</b>		<b>561900</b>

Stamp Duty Required : 320000/-

Stamp Duty Paid : 320000/-






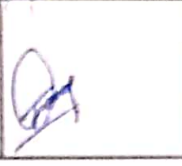
Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Ibrahim Shaikh , Father Name: Shaikh Abdul Razak, Age: 39, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, Address2 - Salcete, PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ajit Singh Matharu , Father Name: Shyamsingh Vasava Singh Matharu, Age: 76, Marital Status: Married, Gender: Male, Occupation: Other, 86, Reliable Lavendula, Huskur Main road, Kammasandra, Bangalore, Karnataka, PAN No.: [REDACTED]			
2	Ibrahim Shaikh , Father Name: Shaikh Abdul Razak, Age: 39, Marital Status: Married, Gender: Male, Occupation: Business, H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, Salcete, PAN No.: [REDACTED]			
3	Swaran Kaur , Father Name: Khazan Singh, Age: 71, Marital Status: Married, Gender: Female, Occupation: Housewife, 86, Reliable Lavendula, Huskur Main road, Kammasandra, Bangalore, Karnataka, PAN No.: [REDACTED]			
4	Ibrahim Shaikh , Father Name: Shaikh Abdul Razak, Age: 39, Marital Status: Married, Gender: Male, Occupation: Business, H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Shaikh Abdul Razak			

/Witness:  
We individually/Collectively recognize the Vendor, Purchaser, Consenting party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Subash G Khandolkar, Age: 65, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403711, Chicalim, Chicalim, Chicalim, Mormugao, SouthGoa, Goa			
2	Name: Imran Husansab Garag, Age: 28, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403802, New Vaddem, Vasco Da Gama, Mormugao, SouthGoa, Goa			

  
Sub Registrar

**SUB - REGISTRAR**  
**MORMUGAO**

Document Serial Number - 2022-MOR-283



Document Serial No:-2022-MOR-283

Book :- 1 Document  
Registration Number :- **MOR-1-275-2022**  
Date : 21-Feb-2022

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

**CUR - REGISTRAR  
MORMUGAO**



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