

30mb

(RUPEES ONE LAKH TWENTY ONE THOUSAND FIVE HUNDRED ON

For CITIZEN CREDIT
CO-OP BANK LTD

Penandes
Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1, Ground Floor, Block D - 1,

Boshan House,

Mapusa, Goa - 413 507

D-5/STP(V)/C.R./35/1/2013-RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

00000

Rs. ≈ 0121500 ≈

365430

Zero*OneTwo**One**Five*Zero*Zero***

GOA

NON JUDICIAL

16.12.2019

GOA

5320 6619351

Name of Purchaser NOORAHMED BHADRAPUR

CERTIFIED TRUE COPY
OF THE ORIGINAL

8019-BRZ-4238

24-12-2019



DEED OF SALE

>hii/> *flor*

Maria Elena V. Monteiro

This DEED OF SALE is made at Mapusa-Goa on this 16th day of December 2019;

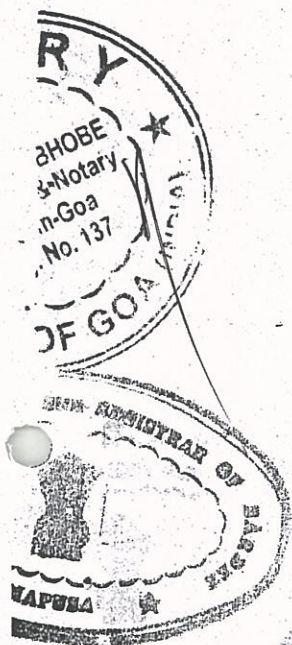
BETWEEN

SMT. MARIA DODIVINO AMOR ELENA MONTEIRO alias MARIA ELENA VIEGAS MONTEIRO alias MARIA DODIVINO AMOR ELENA DAMAIANTI alias MARIA ELENA MONTEIRO, 76 years, daughter of late Alvaro Viegas and wife of late Felicio Lucio Monteiro, married, Retired, Canadian national, holder of Canadian Passport bearing no. HB596515 valid from 4/6/2015 to 4/6/2025, holding OCI card no. A659008, PAN Card no. [REDACTED], resident of Flat no. F/2, Second Floor, Skylark Vagol, Porvorim, Bardez-Goa and presently residing at 67, Lake Crescent, Toronto, Ontario, M8V 1W2 and Shall Hereinafter called as "THE SELLER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

AND

1. MR. NOORAHMED BHADRAPUR, son of M. D. Bhadrapur, 59 years, married, business, Indian national, having PAN Card no. [REDACTED] and his wife;
2. MRS. DILSHADBEGAM NOORAHMED BHADRAPUR, daughter of Rajesaab Dadasaab Kalifnawar, 43 years, married, housewife,

Maria Elena V. Monteiro *> hnd >* *noob*



Indian national, having PAN Card no.



Both R/o. H. No. 162, Indira Nagar, Chimbhel, Ribandar, Tiswadi-Goa and shall hereinafter called as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE OTHER PART;

WHEREAS in the village Paliem Ucassiam, Bardez Taluka, Goa, there exist a property known as "BAMONVOTI AFORAMENTO PRAZBATT" or "PARGBHAT" admeasuring an area of 675 sq. mts., situated in the village of Paliem Ucassiam, Bardez-Goa, within the limits of the village Panchayat of Paliem Ucassiam, Taluka Bardez, Sub District of North Goa, State of Goa, neither found described in the Land Registration Office and enrolled in the Matriz Predial no. Sixty of the third Circumscription and presently surveyed under survey no. 40/23 of village Paliem Ucassiam, Bardez-Goa and the same is bounded as under:-

East:- by property bearing survey no. 40/18 of village Paliem Ucassiam, Bardez-Goa;

West:- by property bearing survey no. 40/22 of village Paliem Ucassiam, Bardez-Goa;

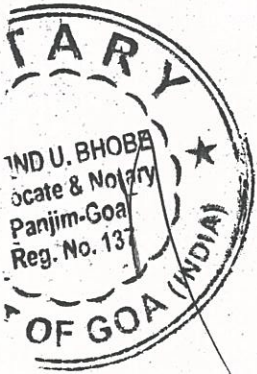
North:- by Road;

South:- by Road;

Maria Elina Moutiero

> hii >

Mooh



And shall hereinafter be referred to as the "SAID PROPERTY" and same is more fully described in the SCHEDULE hereinunder.

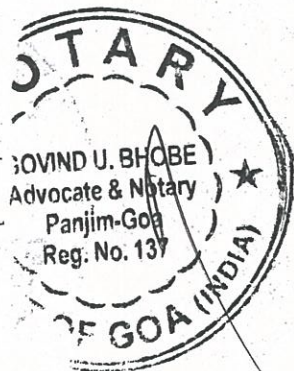
AND WHEREAS the said property was purchased by Victorino Luis D'Souza from Verediana Idalina de Souza vide Deed of Sale with discharge dated 13/08/1953 executed by Guilherme Diego Jose Conceicao Dorez Lobo, Notary of Bardez at Mapusa under Folio 63V, 64, 64V, 65, 65V & 66 of the Book No. 539 of the Land Registration Record of Bardez.

AND WHEREAS the said property was thereafter purchased by Felicio Lucio Monteiro Alias Felix Luis Monteiro vide Sale Deed dated 7/04/1982 executed in his favour by the Erstwhile owner namely Victorino Luis D'Souza and his wife Regina D'Souza for valid consideration mentioned therein. The said deed of sale is duly founded registered in the office of Sub-registrar of Bardez at Mapusa.

AND WHEREAS pursuant to the said Deed of Sale dated 7/04/1982, the name of Felicio Lucio Monteiro came to be recorded in the occupants Column of Form I & XIV / Record of rights, pertaining to the said property under Mutation No. 429. Similarly the name of earlier owner Verediana Idalina de Souza is also found recorded in the occupants Column of Form I & XIV/Records of rights under Mutation No. 194.

> hii >

Maria Elena V. Monteiro



AND WHEREAS the said Felicio Lucio Monteiro expired on 13/10/2004, upon which the Inventory Proceeding bearing No. 407/2012/B was initiated before the court of Civil Judge Senior Division at Mapusa. Wherein the said property was listed as Item No. 1.

AND WHEREAS is the said Inventory Proceeding according to the Chart of Allotment prepared therein the said property inclusive of one more property came to be allotted entirely in favour of seller and the same was finalized by the order of Civil Judge Senior Division at Mapusa.

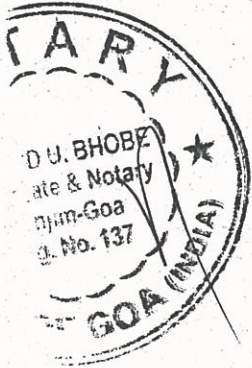
AND WHEREAS as there was some mistake in the name, an application was filed before the court of Civil Judge Senior Division at Mapusa bearing Portuguese CMA No. 112/18/B which was allowed vide Order dated 13/08/2018.

AND WHEREAS the seller is therefore the absolute/lawful owner in peaceful possession and enjoyment of the said property.

AND WHEREAS the title of the SELLER to the said property is good, clear and marketable and free from all encumbrances.

AND WHEREAS, the SELLER has agreed to sell to the PURCHASERS and the PURCHASERS have agreed to purchase the said property, for a total consideration

Maria Filena V. Monteiro



of Rs. 40,50,000/- (Rupees Forty Lakhs & Fifty Thousand only) which is its fair market value and which proposal has been duly accepted by a PURCHASERS.

AND WHEREAS the SELLER do hereby declare that the said property does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

NOW THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:

1. In consideration of Rs. 40,50,000/- (Rupees Forty Lakhs & Fifty Thousand only), paid by the said PURCHASERS to the SELLER, in the following manner:-
 - a. By way of Demand Draft bearing no. 934272 dated 17/12/2019, for an amount of Rs. 32,07,600/- (Rupees Thirty Two Lakhs Seven Thousand and Six Hundred only) drawn on Union Bank of India, drawn in favour of the SELLER;
 - b. Rs. 8,42,400/- (Rupees Eight Lakhs Forty Two Thousand and Four Hundred only) deducted towards TDS of 20.8%;

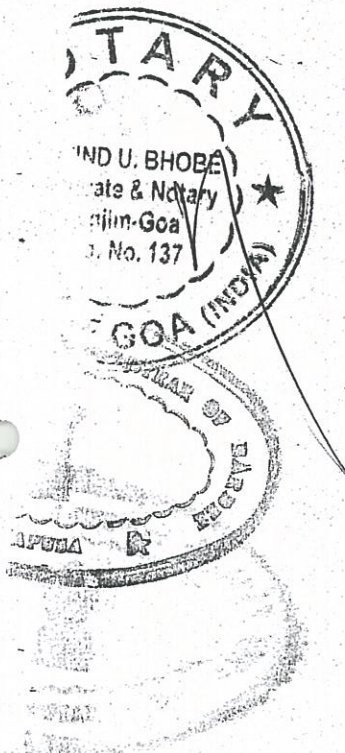
the receipt and payment of which THE SELLER do hereby admit and acknowledge, THE SELLER do

Maria Elena V. Monteiro ^{> (ind) >} *Book*



hereby grant, convey, sell, transfer and assure, unto the PURCHASERS, the said property and all trees standing therein, structure, ways, paths, passages, easements, privileges and appurtenance whatsoever to the said Property or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLER into or out of the said Property or/and every part thereof, TO HAVE AND TO HOLD the SAID Property, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASERS.

2. THE SELLER do hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing done or executed by THE SELLER or knowingly suffered to the contrary by her, THE SELLER now do has in her good right, full power and absolute authority to grant, convey, sell, transfer and assure the SAID Property, hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASERS and that the PURCHASERS shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands whatsoever from the SELLER or from



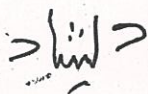
Handwritten signature: Maria Filina V. Monteiro

Handwritten signature: Dook

any other person/s whomsoever lawfully, equitably or otherwise claiming through the SELLER.



3. THE SELLER further covenant with the PURCHASERS to save the PURCHASERS harmless, indemnify and keep PURCHASERS indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASERS to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the SAID Property and every part/s thereof UNTO AND TO THE USE of the PURCHASERS, as shall or may be reasonably required.
4. THE SELLER do hereby assure the PURCHASERS that the SELLER has an absolute, valid and marketable title and have absolute right, full power and absolute authority to sell, release, transfer and convey the SAID Property.
5. THE SELLER do hereby assure the PURCHASERS that the SELLER has not created any charge or encumbrances on the SAID Property hereby sold nor is there any lien, charge or claim on the SAID Property or any part thereof in the course of Judicial or Quasi


 Maria Elena V. Monteiros

Judicial proceedings.

6. THE SELLER do hereby further assures the PURCHASERS that the SELLER has not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the SAID Property or any part thereof and THE SELLER, her successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASERS to indemnify the PURCHASERS from or against all encumbrances, charges, defects and equities whatsoever or any third party claim from any person on the SAID Property hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLER, the PURCHASERS are deprived of the SAID Property hereby sold or any part thereof then, THE SELLER undertake to compensate totally for all the losses and damages sustained by the PURCHASERS.

7. THE SELLER assures the PURCHASERS that there are no arrears of any tax and/or dues payable on the SAID Property to any other Local or Government body. Similarly the SAID Property or any part thereof is not the subject matter of any dispute mundcarial claims or tenancy rights etc., or land acquisition or forest land or any part thereof is proposed for any

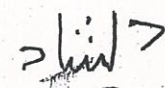



 > *kind* >

Maria Elena V. Monteiro

land acquisition or forest land.

8. THE SELLER do hereby consent and give NO OBJECTION to include the name of the PURCHASERS in the Record of Rights/Form I & XIV with respect to the said Property by way of mutation as well as for re-survey, demarcation, amalgamation and partition as may be required.
9. The SAID PLOT is Non-agricultural land. This deed and transaction is in compliance with the Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines and hence the Office of the Civil Registrar cum Sub-Registrar, Bardez shall not be responsible if the parties violate FEMA and RBI guidelines.
10. This deed is in compliance with Notification no. 26011/01/2014-IC dated 09th January 2015 issued by the Joint Secretary, Foreigners Division, OCI Cell, Ministry of Home Affairs, Govt of India and published in Official Gazette, (Extra Ordinary) Part I Section I, Govt of India dated 09/01/2015 and Notification no. FEMA.21(R) 2018-RB dated 26/03/2018 issued by the Reserve Bank of India published in Official Gazette, (Extra Ordinary) Part II Section 3 Sub-section (i) Govt. of India dated 26/03/2018 and Notification no. 8/16/2017-LD (Estt)(Part File)


 Maria Flina V. Monteiro

898 dated 17/05/2018 published in Official Gazette Series II no. 8 dated 24/05/2018 and Order no. 8/16/2017-LD (Estt)(Part File) /1014 dated 01/06/2018 issued by the Govt of Goa published in Official Gazette Series II no.10 dated 07/06/2018.

Handwritten signature: *Maria Elena V. Monteiro* with initials *M. Monteiro* above it.



SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT PROPERTY known as "BAMONVOTI AFORAMENTO PRAZBATT" or "PARGBHAT" admeasuring an area of 675 sq. mts., situated in the village of Paliem Ucassiam, Bardez-Goa, within the limits of the village Panchayat of Paliem Ucassiam, Taluka Bardez, Sub District of North Goa, State of Goa, neither found described in the Land Registration Office and enrolled in the Matriz Predial no. Sixty of the third Circumscription and presently surveyed under survey no. 40/23 of village Paliem Ucassiam, Bardez-Goa and the same is bounded as under:-

East:- by property bearing survey no. 40/18 of village Paliem Ucassiam, Bardez-Goa;

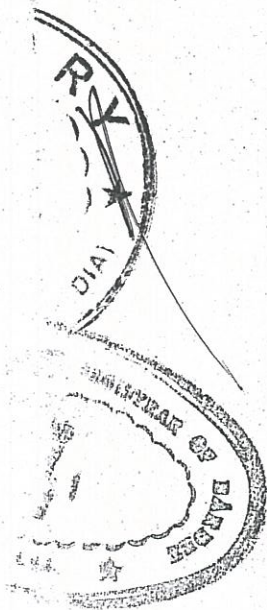
West:- by property bearing survey no. 40/22 of village Paliem Ucassiam, Bardez-Goa;

North:- by Road;

South:- by Road;

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed hereinbelow.

> *li* > *Joeh*
Maria Elena V. Monteiro



SIGNED, SEALED AND DELIVERED by the
withinnamed SELLER.



Maria Elena V. Monteiro *Maria Elena V. Monteiro*

(SMT. MARIA DODIVINO AMOR ELENA MONTEIRO
alias MARIA ELENA VIEGAS MONTEIRO alias MARIA
DODIVINO AMOR ELENA DAMAIANTI alias MARIA
ELENA MONTEIRO)

L.H.F.I.

: R.H.F.I.

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

> lin > afok
Maria Elena V. Monteiro

SIGNED, SEALED AND DELIVERED by the
withinnamed PURCHASER NO. 1.



Noor

(MR. NOORAHMED BHADRAPUR)



L.H.F.I.

: R.H.F.I.



> *li* >

Noor

Maria Elena V Moura

SIGNED, SEALED AND DELIVERED by the
withinnamed PURCHASER NO. 2.



لشاد

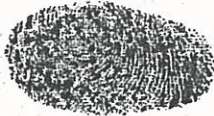
> لشاد >

(MRS. DILSHADBEGAM NOORAHMED BHADRAPUR)

L.H.F.I.

: R.H.F.I.

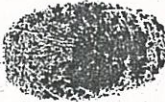
1.



1.



2.



2.



3.



3.



4.



4.



5.



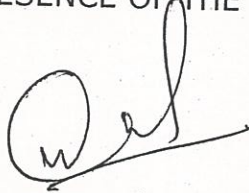
5.



> لشاد >

Maria Elena V. Montero Book

IN THE PRESENCE OF THE WITNESSES: -



1. MOHAMMED HUSSAIN BALLARI

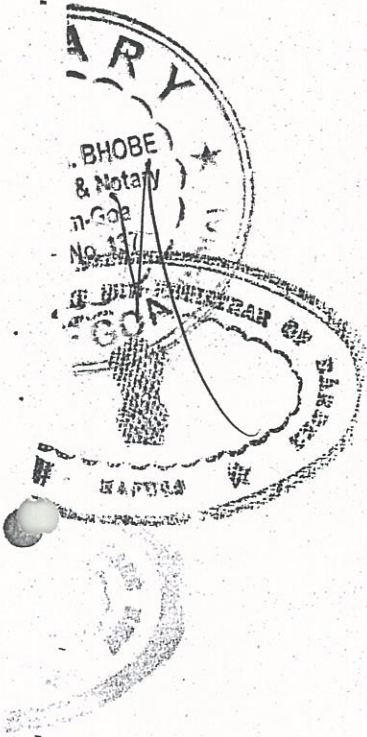


2. TAWFEEQULLA KHAN

> h >

not

Maria Elena V. Monteiro



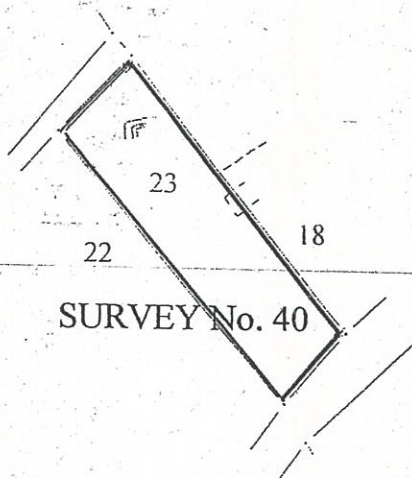
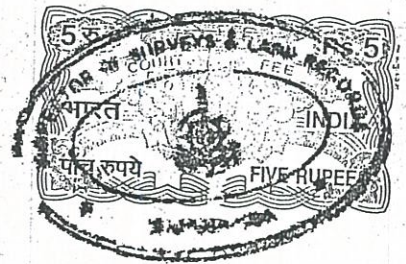


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

Inward No: 28

Plan Showing plots situated at
 Village : PALIEM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 40/ 23
 Scale : 1 : 1000

(Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



Maria Elina V. Monteiro

> lid >

Sub

EM

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 23-03-2018

Compared By:

78M
 26/3/18
 (115)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Dec-2019 12:12:56 pm

Document Serial Number :- 2019-BRZ-4238

Presented at 11:12:09 am on 24-Dec-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	121500
2	Registration Fee	81000
3	Mutation Fees	1000
4	Processing Fee	590
Total		204090

Stamp Duty Required :121500

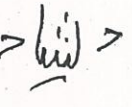
Stamp Duty Paid : 121500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NOORAHMED BHADRAPUR ,S/o - D/o M D Bhadrapur Age: 59, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 162, Indira Nagar, Chimbel, Ribandar, Tiswadi - Goa., Address2 - , PAN No.: [REDACTED]			

Executer

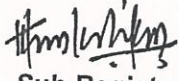
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA DODIVINO AMOR ELENA MONTEIRO Alias MARIA ELENA VIEGAS MONTEIRO Alias MARIA DODIVINO AMOR ELENA DAMAIANTI Alias MARIA ELENA MONTEIRO ,S/o - D/o Wo Of Late Felicio Lucio Monteiro Age: 76, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - 67, LAKE CRESCENT TORONTO, ONTARIO, M8V 1W2, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	NOORAHMED BHADRAPUR , S/o - D/o M D Bhadrapur Age: 59, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H. No. 162, Indira Nagar, Chimbhel, Ribandar, Tiswadi - Goa., Address2 - , PAN No. [REDACTED]			
	DILSHADBEGAM NOORAHMED BHADRAPUR , S/o - D/o Rajesaab Dadasaab Kalifnawar Age: 43, Marital Status: Married, Gender: Female, Occupation: Housewife, Address1 - H.No. 162, Indira Nagar, Chimbhel, Ribandar, Tiswadi - Goa., Address2 - , PAN No. [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Tawfeeq Ulla Khan , 38 , ,9890221024 , ,Business , Marital status : Married 403006, H.No. G/164/1 Gaulem Bhat Chimbhel, H.No. G/164/1 Gaulem Bhat Chimbhel Chimbhel, Tiswadi, NorthGoa, Goa			
2	Mohammed Hussain Ballari , 34 , ,9422576497 , ,Business , Marital status : Married 403507, H.No. 101 Bamman Vaddo Paliem Bardez, H.No. 101 Bamman Vaddo Paliem Bardez Ucassaim, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-4238

Book :- 1 Document

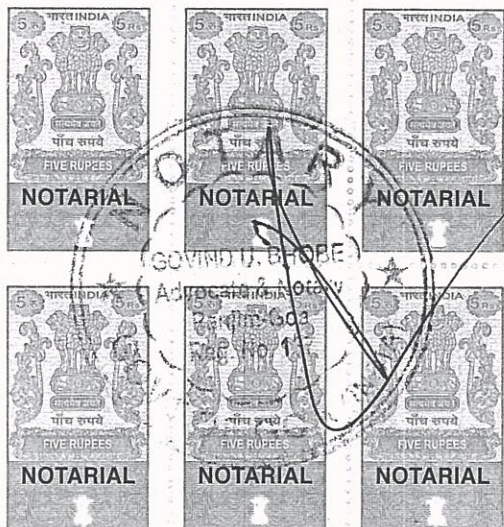
Registration Number :- **BRZ-1-4145-2019**

Date : 24-Dec-2019

Hm/Wilm

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

**SUB-REGISTRAR
BARDEZ**



CERTIFIED TRUE COPY OF THE ORIGINAL

Reg. No. 7787 DATED 11/7/21

GOVIND U. BHOR
Advocate & Notary
Panaji - Goa
Reg. No. 7787