



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETEMARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 19/May/2017 12:41 PM

Receipt No: 797

Date of Receipt: 19/May/2017

Serial No. of the Document: 2275

Nature of Document: Sale

Received the following amounts from Sri Muthuob Anand Khan for Registration of
above Document in Book-1 for the year 2017

Rs.Ps

Registration Fee	82740.00
Processing Fees	400.00
Total :	83140.00

Amount in words: Rupees Eighty Three Thousand One Hundred Forty 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:

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to -----

on 19/5/17

Signature of the person receiving the Document

Signature of the Sub-Registrar

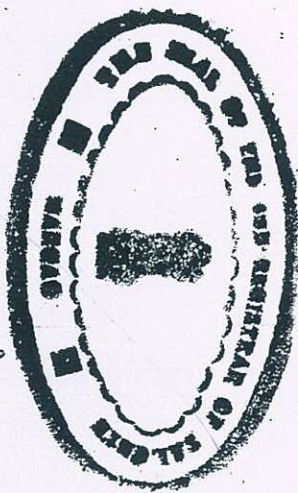
Designed and Developed by C-DAC ACTS @Goa



π GOA

060963

Serial No. 5201 Place: MARGAO. Date 15/5/17
Value of Stamp Paper: Twenty thousand
Name of Endorser: Mehboob, Alam Khan
Residence: Margao, Faira: Abdul Khan
Purpose: Deed
Transacting Parties
Sign Stamp Vendor: CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTF12/99/SALCETE
Signature of Purchaser: Mehboob



Mehboob A Khan Mehboob

DEED OF SALE

x Francis

Mehboob



1 GOA

060966

Serial No. 501 Place: MARGAO. Date 15/5/18
Value of Stamp Paper : Twenty Rupee
Name : Chasser Melhoth Nam Khan
Reside : Margao Abdul Khan
Purpose : Deed
Parties :
Sign Stamp Vendor :
CARLO FRANCIS TREVOR BRAZ
Licence No. JUDSTF1259/SALCETE
Signature of Purchaser : Melhoth



DEED OF SALE

2-

P. Fernandes

Melhoth

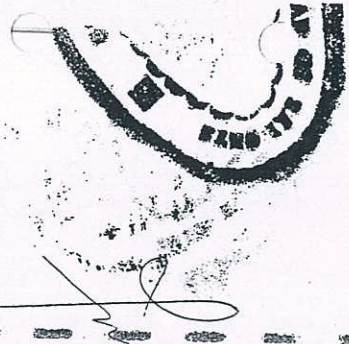
Melhoth



ता GOA

060967

Serial No. 501 Place: MARGAO. Date 15/5/18
Value Stamp Paper: Twenty Thousand
Name: Margar Mello Thom
Reside: Margar Fati Abdul Khan
Purpose: Deed
Parties }
Sign Stamp Vendor
CAMILLO FRANKIS TREVOR BRAZ
Licence No. JUDISTP12199/SALCETE
Signature of Purchaser Mehboob



-3-

DEED OF SALE

Members

Mehboob



GOA

Serial No.

001

Place: MARGAO. Date

19/5/14

060972

Value of Stamp Paper :

Twenty thousand

Name of Purchaser Mehboob. Alam Khan

Residence Margao Father's Name, Abdul Khan

Purpose Deed Transacting }

Parties

Sign Stamp Vendor

CAMEL NO. 170784 FOR BR4Z

Licence No. JUDICIAL, MARGAO

Signature of Purchaser

Mehboob



DEED OF SALE

-4-

to Friends

Mehboob

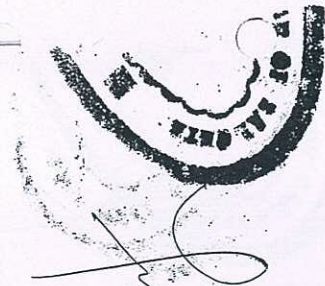
Mehboob



गोवा GOA

060973

Serial No. 501 Place: MARGAO. Date: 15/5/15
Value of Stamp Paper: ₹ 20000
Name of Purchaser: Mehboob. Alam Khan
Residence: Margao Father's Name: Abdul Klem
Purpose: Deed Transacting Parties: Mehboob
Sign Stamp Vendor: Mehboob
CAMILLO FRANCIS TREVOR BRAZ
Licence No. JUDIST/289/SAUCETE
Signature of Purchaser: Mehboob



DEED OF SALE

Y. Fernandes

Mehboob

Mehboob



वा GOA

060974

Serial No. 701 Place: MARGAO. Date 15/11/18
Value of Stamp Paper : Twenty thousand
Name of Purchaser Mehboob Alam Khan
Residence Margao Father's Name. Abdul Khan
Purpose Deed Transacting Parties }
Sign Stamp Vendor
CAMILLO FRANCOIS TREVOR BRAZ.
Licence No. JUDISTP1293ISALCETE
Signature of Purchaser Mehboob



-6-

DEED OF SALE

Friends

Mehboob

Mehboob



गोवा GOA

461752

Serial No. 501 Place: MARGAO. Date 15/5/17
Value of Stamp Paper: Rs. 1000
Name of Purchaser Mehboob Abdul Khan
Residence Margao Name Abdul Khan
Purpose Deed Transacting
Parties
Sign Stamp Vendor CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP123935ALCETE
Signature of Purchaser Mehboob



-7-

DEED OF SALE

Abdul Khan

Mehboob

Mehboob



गोवा GOA

461753

Serial No. 501 Place: MARGAO. Date 15/11/15

Value of Stamp Paper : Five hundred

Name of Purchaser Mehboob. Akbar. Khan

Ref. No. 7 Particulars Name. A

Purpose for acting

Parties

Sign Stamp Vendor

CAMILLO FRANCIS TREVOR BRAZ

Licence No. JUDISTP12/99/SALCETE

Signature of Purchaser

Mehboob

Signature of Purchaser

-8-

DEED OF SALE

for Sale

Mehboob

Mehboob



गोवा GOA

461755

Serial No. SD 1 Place: MARGAO. Date 19/9/7

Value of Property: One Room

Na: Mehlab Alam Khan

Re: Mogus Abdul Raza

Pu: Deed

Parties

Sign Stamp Vendor

CAMLO FRANCIS TREVOR BRAZ

Licence No. JUDISTP/95/SALCETE

Signature of Purchaser

Mehlab



- 10 -

DEED OF SALE

P. H. Mendez

Mogus

Mehlab



गोवा GOA

401717

Serial No. 501 Place: MARGAO. Date 19/11/19

Value of Stamp Paper : 500/-

Name of Purchaser Mehboob Alam Khan

Residence Mangalore, Karnataka, India. Address etc.

Purpose Deed Transacting Parties Mehboob

Parties

Sign Stamp Vendor

CANILG 500/- 19/11/19 192AZ

Licence No. JUDICIAL, JUDICIAL

Signature of Purchaser



-11-

DEED OF SALE

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Mehboob

THIS DEED OF SALE is made at Margao, on this 18th Day of the Month of April of the year 2017

BETWEEN

1. MRS. PIEDADE HERMENGILDA MENDES alias PIEDADE H. NAZARETH MENDES alias PIEDADE H. MENDES, W/o late Nazareth Francisco Mendes, aged 71 years, widow, housewife, Holding Pan Card No. BHCPM8435M and holding Aadhaar Card No. 7099 3576 4451, Indian National and resident of H. No. 436, Aquem-Alto, Margao, Goa, hereinafter referred to as "THE VENDOR" (Which expression shall unless repugnant to the context or the meaning thereof mean and include her respective heirs, executors, administrators and assigns) of the FIRST PART.

AND

3. M/S RADIANCE ESTATES, a partnership firm, having its office at Shop No. 6, Coelho Appris. Opp. Pandava Chapel Church, Aquem, Margao, Goa, having its Pan Card No. AAUFR3074P, representing by its partners (a) MR. MEHBOOB ALAM KHAN, S/o Abdul Khan, aged 39 years, married, businessman, holding Pan card No. EHEPK0786A, holding Adhar Card No. 9428 0544 2668, Email ID: Mehboob@radianceestates.com, resident of Plot No. BB2, second floor, Silver Tower, building B, Near Cine Vishant, Aquem, Margao, Goa and (b) MR. ARSHAD SHAIK MUZAVOR, S/o Ibrahim Shaikh Muzavor, aged 40 years, married, holding pan Card No. BLLPM2066B, holding Adhar Card No. 4210 6522 2160, Email ID: Arshad@radianceestates.com, resident of H. No. 4/2709, 02, Geeta Apts., Behind Power House Colony, Aquem, Margao, Goa, hereinafter referred to as "THE PURCHASER" (Which expression shall unless repugnant to the

Arshad

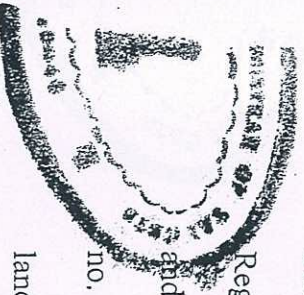
Arshad

Mehboob

context or the meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART.

All parties are Indian National.

AND WHEREAS there exist a property known as "GOGOLA" (third lote), situated at Gogol, within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of salcete under No. 28636 of Book B no. 73 of new series, and represent one fourth part of the property already described under description no. 8643 at folio 111 overleaf of Book B No. 33 Old series, not enrolled in the land revenue office of salcete for the purpose of Matriz and the entire property surveyed under Chalta No. 3 and 6 of P. T. Sheet No. 50 and 54 of Margao city survey together having an area of 32547 sq. mts. This property is hereinafter referred to as "the said property" and better described in Schedule I hereunder.



AND WHEREAS the said property was purchased and in possession of Fr. Cirilo Martinho Mendes, Mr. Antonio Caetano Mendes and late Mr. Nazareth Francisco Mendes by virtue of Public deed drawn on 31/10/1944 before Notary, Furtado of Salcete Comarca, at folio 18 onwards of Book No. 584 and since then the said property is with them as ancestral property.

AND WHEREAS Fr. Cirilo Martinho Mendes and Mr. Antonio Caetano Mendes and heirs of late Nazareth Francisco Mendes have divided the said property into small developed plots after doing conversion of the said property for non agricultural purpose by conversion Sanad No. SDO/SAL/CONV-233/97/480 dated 24/11/1999 issued by Dy. Collector, South, Sub Division, Margao and which Sub Division has been approved by the South Goa Planning and

Fr. Mendes

Ant

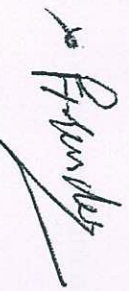
Mehrotra

Development Authority Margao under ref. no. SGPD/A/P/2753/647/05-06 dated 24/02/2006.

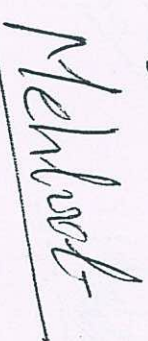
AND WHEREAS by virtue of Deed of Amicable Family Settlement and partition dated 16/12/2010 duly registered in the office of sub registrar of salcete under no. MGO-BK1-06393-2010 CD NUMBER MGOD41 on 17/12/2010 between Fr. Cyril Martinho Mendes as first party, Mr. Antonio Caetano Mendes and Mrs. Lazera Listentina Mendes as second party and Mrs. Piedade Hermengilda Mendes, Mr. Ian Paul Mendes and his wife Mrs. Salmina Mariana Mendes, Mrs. Ien Paula Mendes e Fernandes and her husband Mr. Edward John Caitan Fernandes as third party. The said Mrs. Piedade Hermengilda Mendes VENDOR herein was allotted plot No. 14, 27 and 53 of the said property, Mr. Ian Paul Mendes and his wife Mrs. Salmina Mariana Mendes was allotted plot No. 25, 38, 39 and 49 of the said property, Mrs. Ien Paula Mendes e Fernandes and her husband Mr. Edward John Caitan Fernandes was allotted plot No. 16, 37, 48 and 54 of the said property.

AND WHEREAS the PURCHASER approached the VENDOR and requested to sell the said Plot identified as Plot No. 27 admeasuring an area of 394 sq. mts., hereinafter referred to the said Plot and upon the request of the PURCHASERS, VENDOR agreed to sell the said plot for a total consideration of Rs. 41,37,000/- (Rupees Forty One Lakhs Thirty Seven Thousand Only) and more particularly described in schedule II.

AND WHEREAS the PURCHASER has gone through all the title documents of the said Plot and has been satisfied as regards the title of the VENDOR to the said Plot described in schedule II.







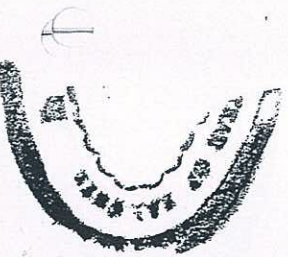
NOW THIS DEED WITNESSTH AS UNDER:

1. That in pursuance of the said Agreement and in consideration that the PURCHASER have paid exclusively to the VENDOR the entire consideration of Rs. 41,37,000/- (Rupees Forty One Lakhs Thirty Seven Thousand Only) was paid by virtue of Demand draft bearing No. 00329 dated 19/05/2017 drawn on ICICI Bank, Aquem Branch, Margao, Goa, the receipt of which the VENDOR does hereby admit and acknowledge as having received the same (subject to realization) and she hereby acquit, release and discharge the PURCHASER giving him full acquittance of the amount received for all legal purposes, and the said VENDOR as lawful owner do hereby sell, convey, transfer, grant, assign, assure and confirm unto the PURCHASER the said Plot more fully described in schedule II herein below mentioned and the VENDOR has transferred in favour of the PURCHASER all the domain, right, title, interest, action possession, and appurtenances whatsoever TO HAVE, TO HOLD, TO USE AND TO ENJOY the same by the PURCHASER his heirs, successors, legal representatives, executors, administrators and assigns absolutely and forever, free from all encumbrances, charges, liens and whatsoever in the manner aforesaid.
2. The VENDOR covenant to the PURCHASER as follows:
 - i) That the VENDOR has good right, full power and absolute authority to sell the said Plot
 - ii) The VENDOR further declare that she has clear and Marketable title over the said Plot and the same is free from encumbrances.
 - iii) The VENDOR further declare that she has not agreed to sell the said Plot to any third party.

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- iv) The VENDOR declare that there is no litigation pending in any court of law as regard to the said Plot.
- v) The said Plot is not subject matter of any Land Acquisition Proceedings nor any part thereof as on date.
- vi) No person is claiming any right in the said Plot.
- vii) The said Plot is not the subject matter of attachment proceedings, arising out of any court order or under any state or central Government proceedings.
- 3. That the PURCHASER may hereafter peacefully and quietly possess, hold, use and enjoy, the said Plot as their own property without any interruption or disturbance claim or demand on the part of the VENDOR or on the part of any person/s claiming through or under her.



- 4. The PURCHASER has thoroughly verified and inspected the Plot as well as the title documents before purchasing the Plot is fully satisfied with the ownership title of the VENDOR.
- 5. The VENDOR finally covenant with the PURCHASER that she shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deed, matters and things for further and more perfectly conveying and assuring the said Plot hereby conveyed and even part thereof, as also placing the PURCHASER in possession of same according to the true intent and meaning of this deed or as may be reasonably required.
- 6. The VENDOR further covenant with the PURCHASER that if the PURCHASER is deprived of the said Plot or any part therefore due to defect in the title of the VENDOR, the VENDOR shall indemnify and make good all losses that the PURCHASER may suffer on that account.

[Signature]

[Signature]
Mehboob

7. It is declared that the VENDOR do not belong to ST/SC community and she is not prevented by any notification to sell the said Plot to the PURCHASER.
8. The VENDOR do hereby gives her consent to PURCHASER carry out mutation and subsequently partition in their favour without the reference of the VENDOR herein.

SCHEDULE I

All that property known as "GOGOLA" (third lote), situated at Amrutnagar, Gogol, within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of salcete under No. 28636 of Book B no. 73 of new series, and represent one fourth part of the property already described under description no. 8643 at folio 111 overleaf of Book B No. 33 Old series, not enrolled in the land revenue office of salcete for the purpose of Matriz and surveyed under Chalta No. 3 and 6 of P. T. Sheet No. 50 and 54 of Margao city survey together having an area of 32547 sq. mts, and bounded as under:

- On the East : by hill "Gogola" of Comunidade of Margao;
- On the West : by property of the same name "Gogola" of Shri Domingos Caetano Rodrigues;
- On the North : by Municipal road; and;
- On the South : by drain and thereafter by hill land;

x G. Mendes

[Signature]

Mehmet

SCHEDULE II

All that Plot No. 27 admeasuring an area of 394 sq. mts, forming a part of the property described in schedule I above and presently surveyed under Chalta No. 6 of P. T. Sheet No. 54 of city survey Margao and the said plot is bounded as under:

On the East	: by Plot no. 36;
On the West	: by Plot no. 17;
On the North	: by open space; and;
On the South	: by 10 mts. wide road;



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this deed on the day the month and the year first herein above mentioned

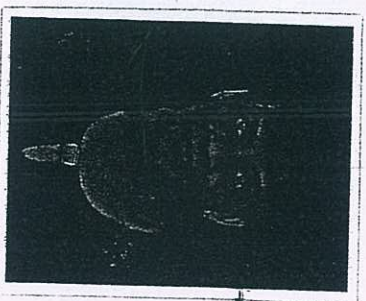
P. Frumby

[Signature]

Mehboob

Signed and delivered by the parties

VENDOR



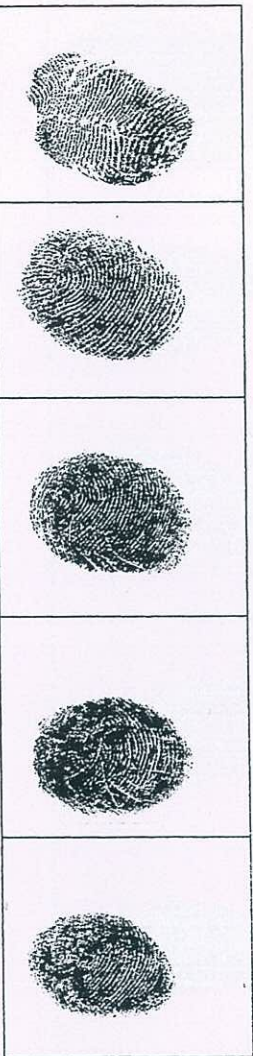
P. Mendes

Mrs. Piedade Hermengilda Mendes alias

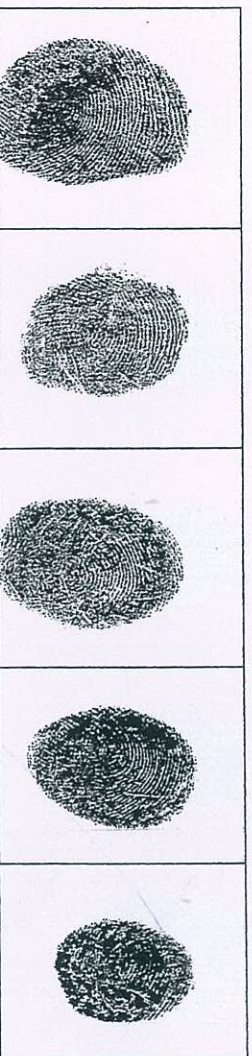
Piedade H. Nazareth Mendes alias Piedade H. Mendes



Right hand fingerprints



Left hand fingerprints



P. Mendes

P. Mendes

P. Mendes

Signed and delivered by the Parties
PURCHASER

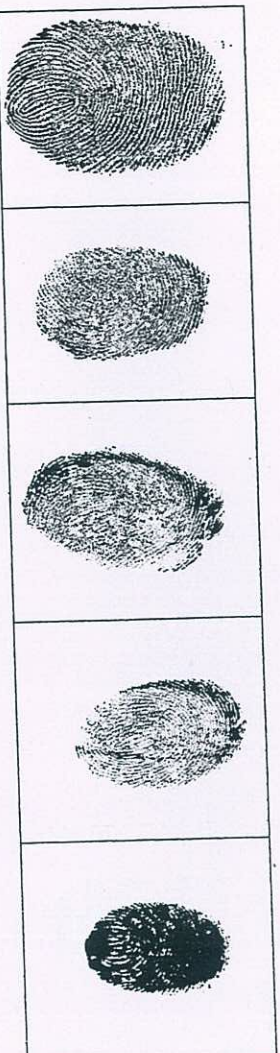


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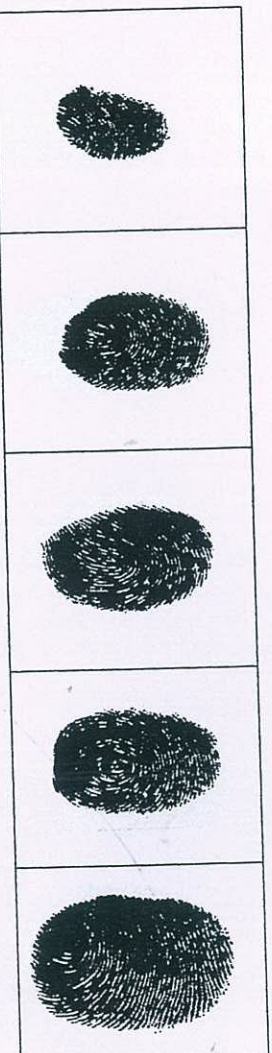
Mehboob

M/S RADIANCE ESTATES, a partnership firm,
representing by its partners Mr. Mehboob Alam Khan,

Right hand fingerprints



Left hand fingerprints



Mehboob

Mehboob

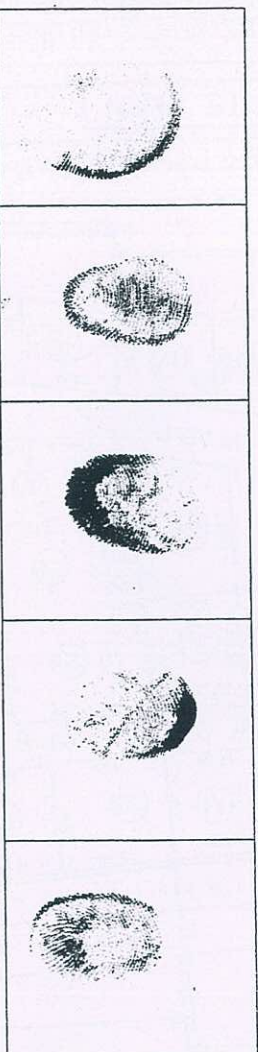
Mehboob



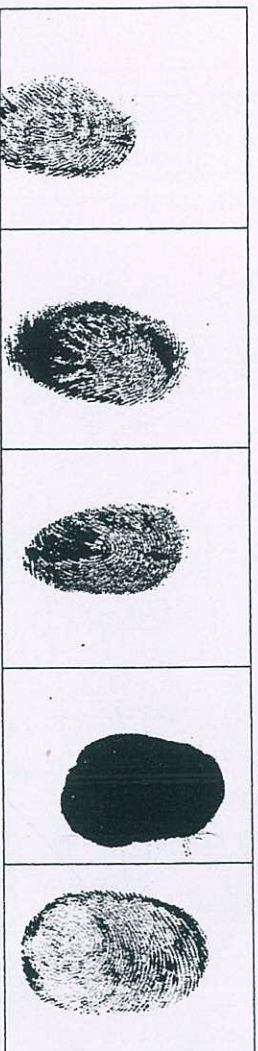
[Signature]

M/S RADIANCE ESTATES, a partnership firm,
representing by its another partner Mr. Arshad Shaik Muzavor

Right hand fingerprints



Left hand fingerprints



WITNESSES:

1. *[Signature]*
Nooradlan Khan
Aquem, Mangao. 409

[Signature]

2. *[Signature]*
Gaus. Mohidin Bepari
H.No-665, Redda
Kharband, Mangao. 409

[Signature]

[Signature]

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Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 19-05-2017 12:40:48 PM

Document Serial Number : 2275

Presented at 12:15:00 PM on 19-05-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	82740.00
2	Processing Fees	400.00
Total :		83140.00

Stamp Duty Required:

124110.00

Stamp Duty Paid: 124500.00

Mehboob Alam Khan, presenter

Name	Photo	Thumb Impression	Signature
Mehboob Alam Khan, S/o. Abdul Khan, Married, Indian, age 39 Years, Business, r/o Plot no. BB2, Second floor, Silver Tower, Bldg B, near Cine Vishant, Aquem, Margao, Goa As the Partners of M/s. Radiance Estates			

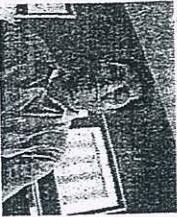
Endorsements

Executant

1. Piedade Hermengilda Mendes, W/o. Late Nazareth Francisco Mendes, Widow, Indian, age 71 Years, House- Wife, r/o Hno. 436, Aquem Alto, Margao, Goa

Photo	Thumb Impression	Signature
		

2. Mehboob Alam Khan, S/o. Abdul Khan, Married, Indian, age 39 Years, Business, r/o Plot no. BB2, Second floor, Silver Tower, Bldg B, near Cine Vishant, Aquem, Margao, Goa As the Partners of M/s. Radiance Estates

Photo	Thumb Impression	Signature
		

3. Arshad Shaikh Muzavor, s/o. Ibrahim Shaikh Muzavor, Married, Indian, age 40 Years, Business, r/ohno.4/2709, 02, Geeta Apts, Behind power house colony, Aquem Margao, Goa As the Partners of M/s. Radiance Estates

Photo	Thumb Impression	Signature
		

Identification		Signature
Sr No.	Witness Details	
1	Shaikh Hanif, S/o. Shaikh Karim, Married, Indian, age 46 Years, Service, r/o Hno. 14, Aquem Alto, Margao, Salcete, Goa	

Certificate

certified that mutation fees of Rs 1000/- has been paid vide ch. no 201900365158

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE

Book-1 Document

Registration Number MGO-BK1-02236-2017

CD Number MGOD112 on

Date 19-05-2017

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE