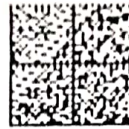


Phone No: 9970182464
Sold To/Issued To:
Shaikh Kutbuddin
For Khom/ID Proof:
Kadhar-622477844673



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₹ 1550000/-

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For CITIZEN CENTRE™
CO-OP. BANK LTD.

Dias

Authorised Signatory



DEED OF SALE

This **DEED OF SALE** is made at Panaji - Goa
on this 7th day of December, 2023 [07/ 12 /2023],

Shin

Prashant

Rekha Rathi

BETWEEN

(1) MR. DINESH KUMAR RATHI alias DINESH KUMAR MADANLAL RATHI alias DINESH RATHI, aged about 53 years, married, son of Madanlal Rathi, business, holding Pan card no. , and Aadhar card no. , (Mob :) and his wife;

(2) MRS. REKHA RATHI Alias REKHA DINESH RATHI, daughter of Rameshwar Lal Mundra, aged about 44 years, married, housewife, holding Pan card no. and Aadhar card no. , both Indian National , and permanent resident of Flat no. A-4/G-1, Essar residency, Amaral waddo, Tiswadi, Taleigao-Goa, pin code no. 403002,

(3) MR. MUKESH KUMAR alias MUKESH KUMAR RATHI alias MUKESH RATHI, aged about 55 years, married, son of Madanlal Rathi, business, holding Pan card no. and Aadhar card no. , (Mob:-) , and his wife;

(4) MRS. KAMALA RATHI Alias KAMLA DEVI RATHI, daughter of Mool Chand Soni, aged about 50 years, married, housewife, holding Pan card no. and Aadhar card no. , both Indian Nationals, and temporary residents of Flat no. A-4/G-1, Essar Residency, Amaral Waddo, Taleigao, Goa, pin code no. 403002, and permanent resident of ' RATHI MISHTAN BHANDAR' Government hospital main road, Ahore- Jalor Rajasthan, pin code no. 307029, All, hereinafter shall be referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective

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Rekha Rathi

heirs, successors, Executors, legal representatives, administrators and assigns) **OF THE FIRST PART,**

The VENDOR No. 3 and 4 represented in this act by his Constituted Attorney, the VENDOR No. 1 (who is brother/brother-in-law) herein, by virtue of Power of Attorney dated 05/05/2023, executed before Notary Prasad Singh Jodha at Ahore under serial no. 159 dt. 5/5/2023 and the same is attested by Notary Shivprasad V. Manerker Panaji-Goa. under Reg. No. 7660/A dt.07/09/2023.

AND

5) M/S USMAN ENTERPRISES, a proprietorship firm represented by its Sole Proprietor, Shri. Shaikh Kutboddin, aged about 54 years, married, son of late Shaikh Usman, resident of H.NO. 937, Tonca, Caranzalem-Goa, holding Pan card no. . and Aadhar card no. , (Mob:-), Indian National, having his office at FF-7, 1st Floor, Velho Trade Centre, Opp. Municipal Market, Panaji-Goa, hereinafter referred to as the "PURCHASER" (which expression shall include its partners, respective heirs, legal representatives, successors, Executors, administrators and assigns) **OF THE SECOND PART.**

All, the Parties herein are Indian National.

WHEREAS there exists at Chimbél, Tiswadi, Goa, a larger property known as "DUAS PARTES DO PALMAR" or "FIRGUENCHEM BATA" or as "PARYENKARACHI XIR" or also known as "PANJEKARAJI XIR", bearing Matriz no. 415 and 416 described under the number 10334 at Folio 105 book B-27

Am

Qus Rekha Rathi

{new} in The Land Registration Office of Ilhas Goa, which is presently surveyed under the survey number 9/2 and 20/3 of village Chimbél, Tiswadi, Goa, North Goa district admeasuring 4,980 sq.mts and 14,215 sq mts respectively, hereinafter referred to as the "said entire property".

AND WHEREAS the major portion of the said entire property, which is independently surveyed under Survey No. 20/3 shall hereinafter be referred to as the "said property", which said property is more fully described in the Schedule I, hereunder written.

AND WHEREAS the said entire property earlier belonged to Jose Manuel Santana Goes and his wife, Maria Antonio Pereira.

AND WHEREAS the said Jose Manuel Santana Goes expired leaving behind his wife, the said Maria Antonio Pereira and his children, namely (a) Mr. Antonio Maria Goes, his son, married to Mrs. Maria Santana Fernandes, (b) Mr. Hipolito Francisco Goes, his son, married to Mrs. Augusta Menina De Melo, (c) Mrs. Maria Conceicao Goes, his daughter, married to Mr. Cristovam Francisco Xavier Pereira, the former predeceased deceased leaving their only son Caetano Simao Pereira and (d) Joao Santana Goes, his son, a bachelor.

AND WHEREAS by virtue of the Order dated 18/04/1918, the Comarca Court allotted the properties of said Jose Manuel Santana Goes to his son, said Antonio Maria Goes, and confirmed the possession in favour of said Antonio Maria Goes by letter dated 19/02/1921.

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AND WHEREAS the said entire property came to be inscribed in the name of the said Antonio Maria Goes in book of Miscellaneous Inscription on 15/01/1921.

AND WHEREAS the said Antonio Maria Goes and his wife, said Maria Santana Fernandes expired, leaving behind their two sons (A) Joao Romano Goes married to Maria de Graça Ferrao and (B) Jose Manuel Santana Goes married to Maria Carolina Goes alias Benedita Carolina Pereira e Goes

AND WHEREAS the said Jose Manuel Santana Goes and his wife, Maria Carolina Goes alias Benedita Carolina Pereira Goes expired without any issue.

AND WHEREAS Maria Carolina Goes alias Benedita Carolina Pereira e Goes by her Will dated 24/01/1996 bequeathed her share in the said property to her nephew, Cypriano Santana Goes.



AND WHEREAS the said Joao Romano Goes and Maria da Graça Ferrao upon their death, left behind their following children (A) Antonio Ciriaco Alvares Goes, survived by his widow Mrs. Altina Lawrence e Goes and their two children, Ms. Tanya goes married to Sebastiao Fernandes and Ms. Wenzie Luzia Goes, (B) Mr. Jose Cipriano Goes, survived by his widow, Mrs Maria Ana Joaquina Regalada Rosario e Goes, and their daughter, Ms. Gina Graca Goes and Ms. Maria Glenda Goes, (C) Mr. Belarmino Quintino Agnelo Goes survived by his widow, Mrs. Angela Filomena Fernandes e Goes and son Mr. Romano Gifford Cipriano Goes, (D) Cypriano Santana Goes, survived by his widow, Mrs. Jamsy Isabela Ermelinda Barreto e Goes and his daughter, Carol Mercy

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Rekha Rathi

Goes and son, Christopher Anthony Goes (E) Mr. Eustaquio Vincente Salvador Goes married to Mrs. Hilda Goes, since deceased through her sons, Damian Goes and Chris Goes, (F) Mrs. Irene Filomena Goes e Fernandes married to Robert Fernandes since deceased, by their children. Ms. Pearl Fernandes, Ms. Alisha Fernandes (G) Mrs. Maria Christina Doroteia Goes and her husband Micaelino de Silva as their legal heirs.

AND WHEREAS the said Maria Christina Doroteia Goes and her husband, Micaelino De Silva expired without any issue

AND WHEREAS even though the said Cipriano Santana Goes was entitled to half share of the said property as a testamentary beneficiary of Smt. Benedita consequently to the bequest made in the said Will dated 24/01/1996, it was amicably decided within the family to partition the said property in equal shares.

AND WHEREAS the widow of said deceased Cipriano Santana Goes said Mrs. Jamsy Isabel Ermelinda Berraeto e Goes, in her capacity as widow of Cipriano Santana Goes and as 'Curador'/ guardian of her minor son, Christopher Anthony Goes, applied for permission to sell/partition to the Hon' Court of Civil Judge, Senior Division, Panaji, who by virtue of Order dt. 09/03/2011 passed in Civil Misc. Application Mo. 24/11/A (Port) granted permission to enter into deed of Partition and / or sell/transfer share of minor Christopher A. Goes, son of late Cipriano S. Goes.

AND WHEREAS by virtue of the Deed of Partition dated 25/06/2012 registered under No PNJ-BK1-01711-2012,





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dated 25/06/2012, duly registered in the office of the Sub-Registrar of Ilhas, all the above mentioned descendants / heirs of the said Antonio Maria Goes and said Maria Santana Fernandes, partitioned amongst themselves the said property bearing Survey No. 20/3 of village Chimbél, admeasuring an area of 14,215 sq. mts., by making 6 equal Plots identified under letters 'A' to 'F', thereby utilizing an area of 11502 sq. mts, while the balance area was utilized for road, and area left considering the dwelling houses of the mundkars.

AND WHEREAS the PLOT A admeasuring 1917 sq.mts was allotted to Mrs Angela Filomena Fernandes e Goes widow of Belarmino Quintino Agnelo Goes and son Mr. Romano Gifford Ciprian Goes.

AND WHEREAS the PLOT B admeasuring 1917 sq.mts was allotted to Mrs. Altina Lawrence e Goes, widow of Antonio Ciriaco Alvares Goes and their two children, Ms. Tanya Goes married to Sebastiao Fernandes and Ms. Wenzie Luzia Goes

AND WHEREAS the PLOT C admeasuring 1917 sq. mts was allotted in his life-time to late Jose Cipriano Goes married to the VENDOR No. 1, Maria Ana Joaquina Regalada Rosario e Goes and Vendors Nos 2 & 3, namely, Ms. Gina Goes and Ms. Glenda Goes

AND WHEREAS the PLOT D admeasuring 1917 sq.mts was allotted to the said Mrs. Jamsy Isabel Ermelinda Berraeto e Goes widow of Cypriano Santana Goes and his daughter, Carol Mercy Goes and son, Christopher Anthony Goes

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AND WHEREAS the PLOT E admeasuring 1917 sq.mts was allotted to Mr. Eustaquio Vincent Salvador Goes married to Mrs. Hilda Goes, since deceased through her sons Mr. Damian Goes and Chris Goes

AND WHEREAS the PLOT F admeasuring 1917 sq.mts was allotted to Mrs Irene Filomena Goes Fernandes, widow of late Robert Fernandes and their children Ms. Pearl Fernandes and Ms. Alisha Fernandes.

AND WHEREAS in terms of the said Deed of Partition, the said Mrs. Jamsy Isabel Ermelinda Berreto e Goes, widow of Cypriano Santana Goes and his daughter, Carol Mercy Goes and his son, Christopher Anthony Goes, became the joint owners of the said Plot D, in possession thereof.

AND WHEREAS the said Cypriano Santana Goes, in his life-time alongwith his wife, the said Mrs. Jamsy Isabel Ermelinda Berreto e Goes, amongst others had entered into an Agreement dt. 10/03/2008 with one Mr. Verner Aleixo Velho, and inter alia, agreed to sell the said plot D unto him.

AND WHEREAS by virtue of Sale Deed dt. 1st December 2014, registered under Book I, Document Registration Number – PNJ-BKI-02713-2014 CD Number PNJD37 on 05/12/2014, before Sub-Registrar of Ilhas, said Mrs. Jamsy Isabel Ermelinda Berreto e Goes, widow of Cypriano Santana Goes and his daughter, Carol Mercy Goes and his son, Christopher Anthony Goes, as vendors, with said Mr. Verner Aleixo Velho and his wife, Mrs. Rachita Gupta e Velho, as Confirming Parties, sold the

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said plot D admeasuring an area of 1917 sq. mts, to the following :

- (i) SHRI. KASTURARAM BHATI son of Fusaji Bhati, resident of Flat no. S-1, Mandovi Majestic ,Vodlem Bhat, Taleigao, lhas, Goa
- (ii) SHRI. DHANRAJ BHATI alias Dhan Raj, son of Fusaji Bhati, resident of Flat no. S-1, Mandovi Majestic, Vodlem Bhat, Taleigao, lhas, Goa.
- (iii) SHRI DINESH KUMAR RATHI alias DINESH KUMAR MADANLAL RATHI alias DINESH RATHI, son of Shri MadanLal Rathi, the VENDOR No. 1, herein
- (iv) SHRI MUKESH KUMAR alias MUKESH KUMAR RATHI alias MUKESH RATHI, son of Shri MadanLal Rathi, both residents of Amaral Wado, Taleigao, Ilhas, Goa, the VENDOR No. 3, herein



AND WHEREAS vide Deed of Sale dt. 03rd September 2018, registered under Book I, Document Registration Number – PNJ-BKI-02576-2018 CD Number PNJD68 on 10/09/2018, before Sub-Registrar of Ilhas, the said SHRI KASTURARAM BHATI alongwith his wife, SMT. FENCY DEVI BHATI alias FENCY DEVI K. Bhati and SHRI. DHANRAJ BHATI alias Dhan Raj alongwith his wife, SMT. GANGADEVI BHATI alias Ganga Devi, sold their undivided shares (50%) to the other co-owners, namely SHRI. DINESH KUMAR RATHI alias DINESH KUMAR MADANLAL RATHI alias DINESH RATHI, the VENDOR No. 1 herein and SHRI. MUKESH KUMAR alias MUKESH KUMAR RATHI alias MUKESH RATHI, the VENDOR No. 3 herein.

  Rekha Rathi

AND WHEREAS in view of the said registered Sale Deed dt. 1st December 2014 and the said Deed of Sale dt. 03rd September 2018, the Vendors are the exclusive owners in possession of the said plot D.

AND WHEREAS the VENDORS have obtained partition of their said Plot through partition proceedings before the Deputy Collector & S.D.O, Panaji, whereupon the said Plot D has been allotted new Sy. No. 20/3-F of Chimbél, which plot shall hereinafter be referred to as the "SAID PLOT" which is more particularly described in Schedule-II, hereunder written.

AND WHEREAS the names of the VENDORS herein are duly found reflected as 'Occupants' of the said new holding bearing Sy. No. 20/3-F of Chimbél, corresponding to the said Plot D or the SAID PLOT, thereby giving rise to statutory presumption of their title and possession.

AND, WHEREAS the VENDORS had applied for Sanad for Non-Agricultural use, which has been granted by Addl. Collector-II, North, Panaji, under Sanad dt. 17th August 2023, in respect of the SAID PLOT.

AND WHEREAS the VENDORS have approached the PURCHASER and have proposed sale to the PURCHASER of the SAID PLOT, admeasuring an area of 1917 sq. mts.

AND WHEREAS in course of investigation of title of the VENDORS, the PURCHASER had got issued a Public Notice dt. 19/04/2023 in Navhind Times of 26/04/2023, calling for claims / objections, and no objections / claims pertaining to SAID PLOT were received.





Rekha Rathi

AND WHEREAS after negotiations, the VENDORS have agreed to sell, transfer and convey unto the PURCHASER, the SAID PLOT, at a total consideration of Rs. 3,10,00,000/- (Rupees Three Crore Ten Lakhs Only), and the PURCHASER has agreed to purchase the SAID PLOT, on terms and conditions as mutually agreed between the parties hereto, and as reflected and recorded in the following Deed of Sale :

**NOW THIS DEED OF SALE WITNESSETH AS
UNDER :-**

1. In consideration of total sum of Rs. 3,10,00,000/- (Rupees Three Crore Ten Lakhs Only) Vendor no. 1 is paid additional Rs. 10,00,000/- (Rupees Ten Lakh Only) after deducting T.D.S. at the request of the other Vendors, and the balance amount of Rs. 3,00,00,000/- (Rupees Three Crore Only) is equally paid among all vendors, Vendor no. 2 payment is clubbed together with Vendor no. 1, and Vendor no. 4 payment is clubbed together with Vendor no. 3, as per their request and the payment is paid to the Vendors no. 1 and 3, by the Purchaser's which is mention below in details in Schedule-III, under (mode of payments), and the Vendors, do hereby grant, transfer, assign, assure and convey all that SAID PLOT being Plot D, admeasuring 1917 sq.mts., and which SAID PLOT more particularly described in the Schedule II hereunder written as shown in the plan annexed hereto, which SAID PLOT in turn forms a part and parcel of the said property known as "DUAS PARTES DO PALMAR" or "FIRGUENCHEM

  Rekha Rathi

BATA" or as "PARYENKARACHI XIR" or also as "PANJEKARAJI XIR", bearing Sy. No. 20/3-F of Chimbhel, which SAID PROPERTY is fully described in Schedule-I hereunder, TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, plot, use, possession, claim and demand whatsoever of the Vendors into and upon the said PLOT and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed of things done or executed by the Vendors or knowingly suffered to the contrary they the Vendors now have in themselves good rights, full power and absolute authority to grant the SAID PLOT hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from

  Rekha Rathi

or by the Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. The Vendors, in view of the express undertaking and assurance by PURCHASER regarding payment of the entire agreed consideration, have today put the Purchaser in unconditional, exclusive and absolute possession of the SAID PLOT, to be held by the Purchasers forever without any harm and/or hindrance from the Vendors and/or any person claiming through and/or on account of the Vendors, and the Vendors do hereby indemnify the Purchaser against all/any such claims of heir ship or otherwise, if made, shall be settled by the Vendors alone, at their cost, without disturbing the possession of the Purchaser.

3. The Vendors hereby covenant with the Purchaser as under:-



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Rekha Rathi

(a) That the SAID PLOT is free from any encumbrances, charges and claims of any nature whatsoever and is not subject to any easements or rights in the nature of easements.

(b) That the title of the Vendors to the SAID PLOT is clear, valid and marketable, and is subsisting and the Vendors are lawfully entitled to sell and alienate the same.

(c) That as on this date the Vendors have not created any encumbrances and/or Third Party rights upon and to the SAID PLOT nor is the SAID PLOT the subject matter of any litigation or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the said plot and nor that there are any dues, taxes and cess payable against the SAID PLOT which can be recovered as the arrears under Land Revenue Code.



(d) That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendors or any other person whomsoever.

(e) That the said plot is accessible by the 8 mtr. wide motorable road along the Eastern boundary, made through the said property for access to the plots.

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Rekha Rathi

(f) That there is no legal impediment or bar whereby the Vendors can be prevented from selling, transferring and vesting the absolute title in the SAID PLOT, in favour of the Purchaser.

(g) That if the Purchaser suffers any loss or incur any expenses by reason of any misrepresentation made by the Vendors, then and in such event the Vendors shall and will indemnify the Purchaser against all such loss or expenses, including loss suffered by reason or loss of enjoyment or of proprietary interest in the SAID PLOT or any part thereof, and the loss caused, expenses suffered / incurred by reason of being subjected to any legal proceedings, to protect the said plot hereunder purchased and / or its title thereto, or otherwise howsoever.



5. The Vendors do hereby assure the Purchaser that there are no encumbrances/charges, lien or claims of any nature against the SAID PLOT and that the Vendors have absolute, clear and marketable title to the SAID PLOT and is lawfully entitled to alienate the same unto the Purchaser the Vendors further assure the Purchaser that there is no any dues upto the date of execution of Deed of Sale.

  Rekha Rathi

6. In case the PURCHASER is ever dispossessed from the SAID PLOT hereby sold or any part thereof by reason of any defect in the title or marketability of VENDORS, the VENDORS do hereby agree and undertake to repay to the PURCHASER the whole sale price, or, as the case may be, such portion thereof as shall bear proportion to the plot wherefrom the PURCHASER are dispossessed with interest as also appropriate compensation, and shall keep the PURCHASER fully saved and indemnified.

7. The Vendors do hereby give their exclusive consent and no objection to the Purchaser to get Mutation proceedings conducted in the Survey Records of Rights, and get the name of the Purchaser recorded in the Survey Record of Rights under the provisions of Land Revenue Code.

 8. The SAID PROPERTY falls in "Settlement Zone" as per Regional Plan for Goa 2021.

9. The Vendors do hereby state and declare that they have handed over all the original documents of title and other documents in their custody qua the said

  Rekha Rathi

property to the purchaser, upon execution hereof, and the purchaser admits having received the same.

10. The Executants of this DEED declare that the subject matter of this Sale deed does not pertain occupancies of persons belonging to Schedule Caste and Schedule Tribe.

11. The vendors hereby accept all the above clauses 1 to 10, as mention above.

12 . The market value of the SAID PLOT is Rs. 3,10,00,000/- (Rupees Three Crore Ten Lakhs Only) and as such requisite Stamp duty of Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand only) is engrossed at the rate of 5 % of the total value, which is borne by the Purchaser inclusive of all/any incidental dues and registration fees.

13. The Purchaser have deducted T. D. S. @ 1 % from the sale Value, which is mention in details in Schedule-III on behalf of the Vendors/Sellers.



SCHEDULE-I

(DESCRIPTION OF SAID PROPERTY)

ALL THAT SAID PROPERTY forming part of the larger property known as "DUAS PARTES DO PALMAR" or "FIRGUENCHEM BATA" Or "PARYENKARACHI XIR" or "PANJEKARAJI XIR", as a whole bearing Maritz no. 415 and 416, described as a whole under number 10334 at folio 105, Book B-27 (New) in Land Registration Office of Ilhas, Goa and presently surveyed under Survey No. 20/3 of



village Chimbél Tiswadi Taluka, North Goa District,
admeasuring 11502 square meters and bounded as
follows:

On The North: By survey no 16

On The South: By Public Road

On The West : By Survey Nos. 20/2, 20/5, 20/6

On The East : By Survey No. 20/4

SCHEDULE - II

(DESCRIPTION OF SAID PLOT- D)

ALL THAT SAID PLOT- D as partitioned, bearing
independent Sy. No. 20/3-F of Chimbél, admeasuring an
area of 1917 sq. mts., and which forms a part of the said
property described in SCHEDULE I hereinabove, shown
in the plan annexed hereto; and which is bounded as
under:

On the North :-By Plot E of Said Property;

On the South :-By part of Survey No. 20/3;

On the West :- By Survey Nos. 20/8, 20/9 & 20/11;

On the East :- By eight meter wide road of Survey No.
20/3.

[The SAID PLOT is shown delineated in red colour on the
plan annexed hereto.]

SCHEDULE-III





Rekha Rathni

(Mode of Payment)

Vendor No.	Name of Vendor	Total Amt. To Pay	Less T.D.S @ 1%	Balance Paid after T.D.S. deducted	Paid by Cheque/RTGS No.	Cheque Date	Paid T.D.S. Challan No.	Challan Date	Bank Branch
1.	Mr. Dinesh Kumar MadanLal Rathi	10,00,000/-	10,000/-	9,90,000/-	301238	19/04/23	23396	16/08/23	S.B.I Panaji
1.	Mr. Dinesh Kumar MadanLal Rathi	25,00,000/-	25,000/-	24,75,000/-	301267	16/09/23	20535	16/09/23	S.B.I Panaji
1.	Mr. Dinesh Kumar MadanLal Rathi	1,00,00,000 25,00,000	1,25,000/-	1,00,00,000/- 23,75,000/-	(301281) RTGS No SBINR520231 10318772356 (301285) RTGS No SBINR520231 11784517182	03/11/23 17/11/23	08809	28/10/23	S.B.I Panaji
3.	Mr. Mukesh Kumar Madanlal Rathi	25,00,000/-	25,000/-	24,75,000/-	301268	16/09/23	21776	16/09/23	S.B.I Panaji
3.	Mr. Mukesh Kumar Madanlal Rathi	50,00,000/- 50,00,000/- 25,00,000/-	125,000/-	50,00,000/- 50,00,000/- 23,75,000/-	301278 301279 301282	27/10/23 30/10/23 07/11/23	51558	27/10/23	S.B.I Panaji
	Total Amt. Rs.	3, 10,00,000/-	3,10,000/-	3,06,90,000/-					





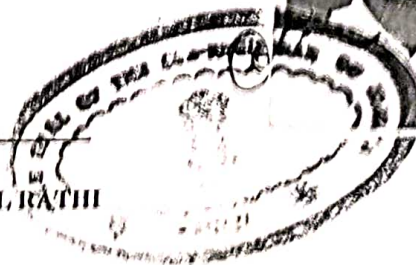
Rekha Rathi

IN WITNESS WHEREOF the Parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned,

SIGNED AND DELIVERED)
BY THE VENDOR NO. 1,
MR. DINESH KUMAR MANDANLAL RATHI,
FOR SELF AND AS ATTORNEY FOR VENDOR NOS. 3 & 4.



(Signature)



MR. DINESH KUMAR MANDANLAL RATHI

L.H.F.P

R.H.F.P

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(Signature) *(Signature)* Rekha Rathi

SIGNED AND DELIVERED)
BY THE VENDOR No. 2)
MRS. REKHA DINESH RATHI

Rekha Rathi
Mrs. Rekha Dinesh Rathi



L.H..F.P

R.H:F.P

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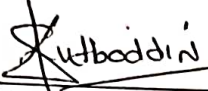
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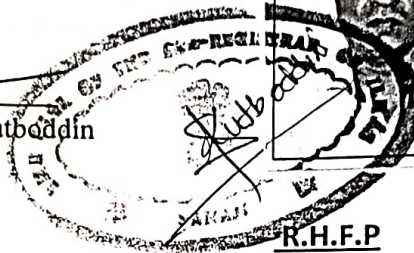

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Rekha Rathi
Dinesh

SIGNED AND DELIVERED
by the PURCHASER NO. 1,
'M/S USMAN ENTERPRISES'
through its sole Proprietor,
Shri. Shaikh Kutboddin


Shri. Shaikh Kutboddin



L.H.F.P

R.H.F.P



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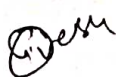


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Rexha Rathi

Witness :-

1. Name :- Irshad Abdulwahab Lalmiya
S/o Abdul Wahab Lalmiya
Address :- H. No. 63/3-B, Santan,

Santana Talaulim, Curca, NORTH - Goa

403108

x Irshad

Signature

2. Name :- Rameshchandra Sawant Woodkar

Address :- H. No. 263/1

adlem - Barab

Near Shantachurga Temple

Sankar Santh - 4043
Swad North 404.
403005

Rameshchandra

Signature



Anir

Desu

Rekha Rathi



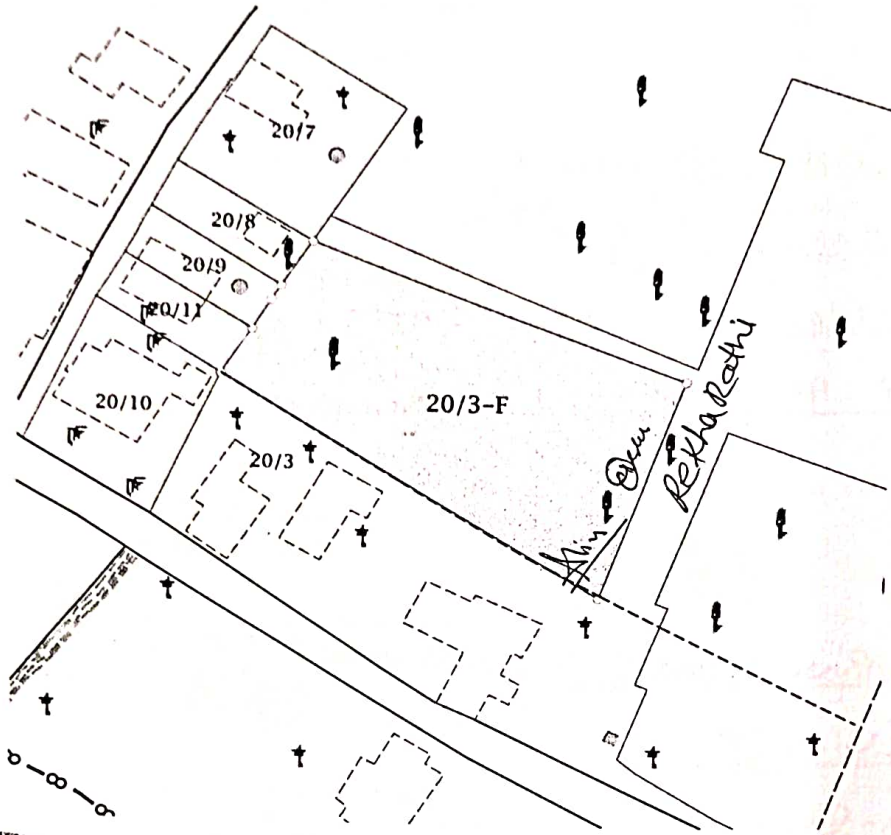
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 20/02/2023

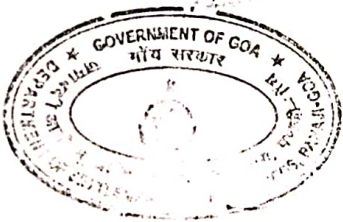
Ref. No. :1259



Scale 1:1000



Taluka Name : TISWADI
Village Name : Chimbel
Survey No. : 20
Subdiv No : 3-F



Report Generated By: PRATAP MAULEKAR

Print Size : A4

— 24 —

This record is computer generated on 22/02/2023 15:07:27 as per Online Ref No.1259. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 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>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Dec-2023 11:34:58 am

Document Serial Number :- 2023-PNJ-3533

Presented at 11:28:54 am on 13-Dec-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	1550000
2	Registration Fee	930000
3	Mutation Fees	2000
4	Processing Fee	1520
Total		2483520

Stamp Duty Required :1550000/-

Stamp Duty Paid : 1550000/-

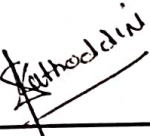
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shaikh Kutboddin, Sole Proprietor Of M/s Usman Enterprises Father Name:Late Shaikh Usman, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No.937, Tonca, Caranzalem-Goa., Address2 - , PAN No.:			

Executer

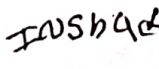
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dinesh Kumar Rathi Alias Dinesh Kumar Madanlal Rathi Alias Dinesh Rathi , Father Name:Madanlal Rathi, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No. A-4/G-1, Essar Residency, Amaral Waddo, Taleigao, Tiwadi- Goa., PAN No.:			
2	Rekha Rathi Alias Rekha Dinesh Rathi , Father Name:Rameshwar Lal Mundra, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No. A-4/G-1, Essar Residency, Amaral Waddo, Taleigao, Tiwadi-Goa., PAN No.:			

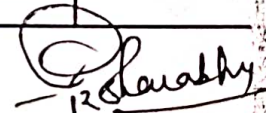
https://ngdrsgoa.gov.in/NGDRS_GA/Registration/document_final

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Dinesh Kumar Rathi Alias Dinesh Kumar Madanlal Rathi Alias Dinesh Rathi , Father Name:Madanlal Rathi, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Flat No. A-4/G-1, Essar Residency, Amaral Waddo, Taleigao, Tiwadi-Goa., PAN No.: , as Power Of Attorney Holder for Kamala Rathi Alias Kamla Devi Rathi			
4	Dinesh Kumar Rathi Alias Dinesh Kumar Madanlal Rathi Alias Dinesh Rathi , Father Name:Madanlal Rathi, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Flat No. A-4/G-1, Essar Residency, Amaral Waddo, Taleigao, Tiwadi-Goa., PAN No.: , as Power Of Attorney Holder for Mukesh Kumar Alias Mukesh Kumar Rathi Alias Mukesh Rathi			
5	Shaikh Kutboddin, Sole Proprietor Of M/s Usman Enterprises , Father Name:Late Shaikh Usman, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.937, Tonca, Caranzalem-Goa., PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramchandra Ramkrishna Sawantwadikar, Age: 53, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403005, H. No. 263/1 Odlem Bhat Near Shantadurga Temple Calapor St. Cruz-Goa. , H. No. 263/1 Odlem Bhat Near Shantadurga Temple Calapor St. Cruz-Goa. , Calapor, Tiswadi, NorthGoa, Goa			
2	Name: Irshad Abdulwahab Lalmiya, Age: 62, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403108, Shed No. 63/3-B Santan Talaulim Curca North Goa., Shed No. 63/3-B Santan Talaulim Curca North Goa., Curca, Tiswadi, NorthGoa, Goa			



 Sub Registrar
 REGISTRATION
 DEPARTMENT

Document Serial Number :- 2023-PNJ-3533

Book :- 1 Document

Registration Number :- **PNJ-1-3352-2023**

Date : 13-Dec-2023

S. Shalaby
13/12/2023

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

CD - REGISTRAR
CHAM

