

(Rupees Two lakh eighty eight thousand only)

1

0288000/-

CITIZEN CREDIT CO-OP. BANK LTD



[Signature]

Authorized Signatory

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5258
6/12/2022



Sandip Nagesh Naik *[Signature]*

DEED OF SALE

[Signature]

Mr. Prakash Datta Alve

[Signature]

Sandip Nagesh Naik

DEED OF SALE

THIS **DEED OF SALE** is made and executed on this 30th day of the month of November in the year Two Thousand Twenty Three (30/11/2023);

BETWEEN

1. **Ms. GOKUL DATTA ALVE**, daughter of Mr. Datta Alve, aged 85 years, unmarried/spinster, retired, Indian National, Pan Card No. _____, Aadhaar Card No. _____, Email: Nil, Phone No. _____, resident of House No. 95, near Government School, Don Khuris, Oilem Moll, Sao Jose De Areal, Salcete, Goa, 403709 and hereinafter referred to as the "**VENDOR**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include all their heirs, legal representatives, successors, administrators and assigns) of the **FIRST PART.**



AND

Mr. Prakash Datta Alve

Sandip Nagesh Naik

2. **Mr. SANDIP NAGESH NAIK**, aged 55 years, married, businessman, son of Mr. Nagesh Naik, Indian National, having Pan Card No. _____ and Aadhaar No. _____, Phone No. _____, Email: sandeep.naik91@yahoo.com, resident of H No. 462/C, Aquem, Baixo, Navelim, Salcete, Goa, 403707, and hereinafter referred to as the **"PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include all his heirs, legal representatives, successors, administrators and assigns) of the **SECOND PART.**



WHEREAS Ms. GOKUL DATTA ALVE, the VENDOR at Sr. No. 1 is herein represented by her brother Mr. PRAKASH DATTA ALVE, vide Power of Attorney, duly executed before Notary Mr. Santosh G. Naik, registered at No. 6520/2023 dated 01/11/2023.

AND WHEREAS there exists a property known as **FONDUGALL or OGDDOBATTA or PONDURGALL or PANDURGALL** under **Survey No. 288/70**, situated at **SAO**


Mr. Prakash Datta Alve


Sandip Nagesh Naik

JOSE DE AREAL, Salcete Taluka, South-Goa District, State of Goa, within the area and jurisdiction of Village Panchayat of Sao Jose de Areal, in Salcete Taluka, District of South Goa, State of Goa, India, described in the land Registration Office of Salcete under no. No. **45460** (New Series), and is enrolled/ recorded the Matriz in Salcete Taluka Revenue Office, under No. 767, having the Area of **1800** square metres, and bounded as under:

East: By the Property of heirs of Leao Magno Costa.

West: : By the Property of heirs of Tomas Hiliodoro da Costa

North: By the Property of heirs of Tomas Hiliodoro da Costa

South: By the Public Road



Hereinafter this property shall be referred to as the **SAID PROPERTY.**

AND WHEREAS the **SAID PROPERTY** was purchased by Mr. Antonio Cardozo, vide Deed of Sale dated 07/09/1965 duly executed and registered in the Office of the Notary Ex-Officio, Margao, Goa, at pages 36 overleaf onwards of Notarial Book No. 1240.


Mr. Prakash Datta Alve


Sandip Nagesh Naik

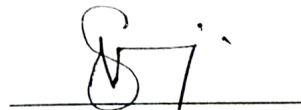
AND WHEREAS after the death of Mr. Antonio Cardozo, all his heirs were as follows:

- A) Mrs. Alcina Vaz alias Alecina Vaz, widow and wife of Mr. Antonio Cardozo.
- B) Mr. Honorato Timotio Cardozo, son of Mr. Antonio Cardozo, unmarried.
- C) Mrs. Esperance Cardozo, daughter of Mr. Antonio Cardozo, married, and her husband
- D) Mr. Vincent D'Souza, son of Camilo D'Souza.
- E) Mrs. Julieta Cardozo, daughter of Mr. Antonio Cardozo, married, and her husband
- F) Mr. Mariano Roque Lobo, son of Roque Lobo.
- G) Ms. Santana Cardozo, daughter of Mr. Antonio Cardozo, unmarried.



AND WHEREAS all the above mentioned heirs Mr. Antonio Cardozo, sold the Said property to Ms. Gokul Datta Alve, the Vendor herein, vide Deed of Sale dated 3rd April 2009,


Mr. Prakash Datta Alve


Sandip Nagsh Naik

registered at Office of Sub-Registrar at Margao under No. 1674
at pages 73 to 86, Book 1, Volume No. 3362, dated
17/04/2009

AND WHEREAS Mrs. Gokul Datta Alve is presently sole
owners in possession of the SAID PROPERTY.

AND WHEREAS the **PURCHASER** has approached the
VENDOR to purchase the distinct and independent SAID
PROPERTY having Survey No. 288/70, and area of 1800
square mts.



AND WHEREAS the **VENDOR** do hereby covenant with the
PURCHASER as follows:

- a) That the VENDORS title in the SAID PROPERTY hereby
sold is perfect and unassailable and that the **VENDOR** do
have the right, power and authority to sell the same to the
PURCHASER without any let/issue/ or hindrance.
- b) That this sale is made free from any encumbrance or charge
whatsoever.


Mr. Prakash Datta Alve


Sandip Nagresh Naik

- c) That whensoever reasonably required, the **VENDOR** shall at the cost of the **PURCHASER**, do all that should be necessary or convenient to ensure that the **PURCHASER** peaceably holds and enjoys the **SAID PROPERTY** hereby sold to him.

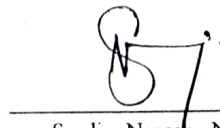
AND WHEREAS the **VENDOR** has acceded to the request of the **PURCHASER** and have agreed to sell to the **PURCHASER** for a total consideration of Rs. 72,00,000/- (Rupees Seventy Two Lakhs Only), which is its present market value.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-



For a total price consideration of **Rs. 72,00,000/-** (Rupees Seventy Two Lakhs Only), the amount of Rs. 71,28,000/- (Seventy One Lakh Twenty Eight Thousand only) has been paid by the **PURCHASER** to the **VENDOR**, the receipt thereof, the **VENDOR** hereby fully admits and acknowledges, and the amount of Rs. 72,000/- which is 1% of the total value is paid to the Income Tax Department as TDS by the **PURCHASER**, and the **VENDOR** do hereby convey and transfer by way of absolute sale UNTO the **PURCHASER**, the **SAID PROPERTY** surveyed under **Survey No. 288/70**, and area of **1800 square metres**, in **Sao Jose De Areal Village, Salcete, Goa, India**, better


Mr. Prakash Datta Alve


Sandip Nagesh Naik

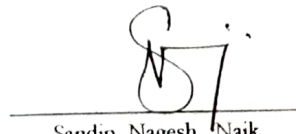
described in **SCHEDULE-I**, hereinafter appearing, free of all encumbrances, so that the **PURCHASER** shall HOLD, HAVE, ENJOY and POSSESS the SAID PROPERTY, along with all the rights, interests, easements, benefits, advantages, privileges, hereditaments, etc. available to the SAID PROPERTY or to the owner thereof and along with all that is situated therein, from today and forever as the absolute owner thereof.

2. The **PURCHASER** has paid to the **VENDOR**, the receipt thereof, the **VENDOR** hereby admits and acknowledges, the consideration amount of Rs. 71,28,000/- (Seventy One Lakh Twenty Eight Thousand only), after deduction towards TDS amount of Rs. 72,000/- (Seventy Two Thousand only), in the following manner.



- a) Cheque No. 041412, issued from The Citizen Co-operative Bank Ltd., Aquem -Baixo Branch, amounting to Rs. 5,00,000/- (Five Lakhs only);
- b) Cheque No. 041413, issued from The Citizen Co-operative Bank Ltd., Aquem -Baixo Branch, amounting to Rs. 12,50,000/- (Twelve Lakhs Fifty Thousand only);
- c) Cheque No. 049545, issued from The Citizen Co-operative Bank Ltd., Aquem -Baixo Branch, amounting to Rs. 17,50,000/- (Seventeen Lakhs Fifty Thousand only);


Mr. Prakash Datta Alve


Sandip Nagesh Naik

d) Cheque No. 049546, issued from The Citizen Co-operative Bank Ltd., Aquem –Baixo Branch, amounting to Rs.

17,50,000/- (Seventeen Lakhs Fifty Thousand only);

e) Cheque No. 049547, issued from The Citizen Co-operative Bank Ltd., Aquem –Baixo Branch, amounting to Rs.

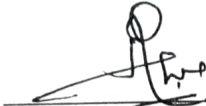
18,78,000/- (Eighteen Lakhs Seventy Eight Thousand only);

3. The **VENDOR** hereby fully agree, admit and accept, that they have received the full consideration amount from the **PURCHASER**, and also confirm that there is no amount due or pending.



The **PURCHASER** has paid as TDS to Income Tax Department on account of the **VENDOR**, (Rs. 72,000/-) the receipt the **VENDOR** hereby admits and acknowledges, the amount in the following manner:

- a) Rs 72000/- vide Acknowledgement Number:
AK13804906, Challan Identification No. (CIN):
2311300007244HDFC, dated 30/11/2023, on account of
Gokul Datta Alve.


Mr. Prakash Datta Alve


Sandip Nagesh Naik

5. The possession of the SAID PROPERTY is now hereby handed over to the **PURCHASER** by the **VENDORS**.
6. The **VENDORS** do hereby covenant with the **PURCHASER**, the following:
- (i) That the SAID PROPERTY hereby sold is free from all encumbrances, whatsoever;
- (ii) That there are no other person/s having any right or interest, whatsoever, to the SAID PROPERTY hereby sold or any part thereof;
- (iii) That the SAID PROPERTY hereby sold, or any part thereof, is not subject matter of any seizure, attachment or order restraining transaction or transfer, of any Court, Tribunal, Forum, Other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;
- (iv) That the SAID PROPERTY hereby sold is not the subject matter of any litigation, mortgage, agreement with third parties, seizure, attachment or any restrictive order of the Court or any lawful Authority;
- (v) That the SAID PROPERTY hereby sold or any part thereof, is not the subject matter of any notification under Land Acquisition Act or any law for the compulsory acquisition of the lands;




Mr. Prakash Datta Alve


Sandip Nagesh Naik

(vi) That the SAID PROPERTY hereby sold is not the subject matter of any tenancy rights, mundkarial rights or any contractual or statutory rights in favour of any person/entity.

(vii) That there is no dues payable to the Government or any other authorities against the SAID PROPERTY hereby sold.

(viii) That the **VENDORS** shall fully indemnify the **PURCHASER** against any claims of whatsoever nature by any third party or by any person/s claiming through the **VENDORS**, over or against the SAID PROPERTY hereby sold.

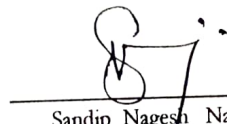
(ix) That in case there is any defect in the title or in case title is defective then the **VENDORS** shall be liable to pay double the amount of consideration received, apart from criminal action as per law.



7. That the **VENDORS** shall execute all documents which may be found necessary by them to be executed for conferring or confirming proper and better title of the SAID PROPERTY hereby sold in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the land hereby sold, exclusively in the name of the **PURCHASER**.

8. That the **VENDORS** and the **PURCHASER** hereby declare that they do not belong to the Scheduled Caste/ Scheduled Tribes


Mr. Prakash Datta Alve


Sandip Nagesh Naik

community and also the property in transaction does not belong to the Scheduled Caste/ Scheduled Tribes, pursuant to the Notification No.RD/LAND/LRC/318/77 Dated 21/8/78.

9. The VENDORS hereby gives their **NO OBJECTION** to the SubRegistrar/Mamlatdar of Salcete / Deputy Collector, Salcete, and also ISLR Salcete, for **PURCHASER** to carry out the Mutation in Form I & XIV of the SAID PROPERTY by including the **PURCHASER's** names and **deleting** the **VENDORS** names, without service of any notice to the **VENDORS** and the service of notice is waived off by the **VENDORS**.



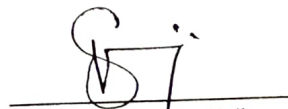
The value paid for the said Plot admeasuring the area of 1800 square mts having Survey No. 288/70, in Sao Jose De Areal Village is Rs. 72,00,000/- (Rupees Seventy Two lakhs Only), and is the present market value of the SAID PROPERTY and the stamp duty 4% is amounting to Rs. 2,88,000/- and therefore the stamp paper amount of Rs. 2,88,000/-- (Rupees Two Lakh Eighty Eight Thousand Only) is affixed to this deed.

SCHEDULE-I

(Description of the said property)

All that property known as **FONDUGALL** or **OGDDOBATTA** or **PONDURGALL** or **PANDURGALL** under Survey No.


Mr. Prakash Datta Alve


Sandip Nagish Naik

288/70, situated at **SAO JOSE DE AREAL, Salcete Taluka, South-Goa District, State of Goa**, within the area and jurisdiction of Village Panchayat of Sao Jose de Areal, in Salcete Taluka, District of South Goa, State of Goa, India, described in the land Registration Office of Salcete under no. No. **45460** (New Series), and is enrolled/ recorded the Matriz in Salcete Taluka Revenue Office, under No. 767, having the Area of **1800** square metres, and bounded as under:

East: By the Property of heirs of Leao Magno Costa.

West: : By the Property of heirs of Tomas Hiliodoro da Costa

North: By the Property of heirs of Tomas Hiliodoro da Costa

South: By the Public Road



The SAID PROPERTY is fully described in the Schedule-I hereinabove is more clearly shown and marked in Red in the plan annexed hereto, which shall form part and parcel of this Deed of Sale for all legal purposes and intents.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signatures to this Deed on the day, month and year first herein above written.

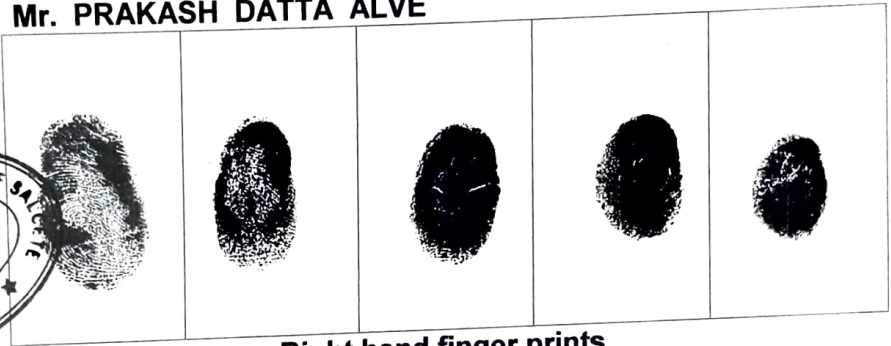

Mr. Prakash Datta Alve


Sandip Nagesh Naik

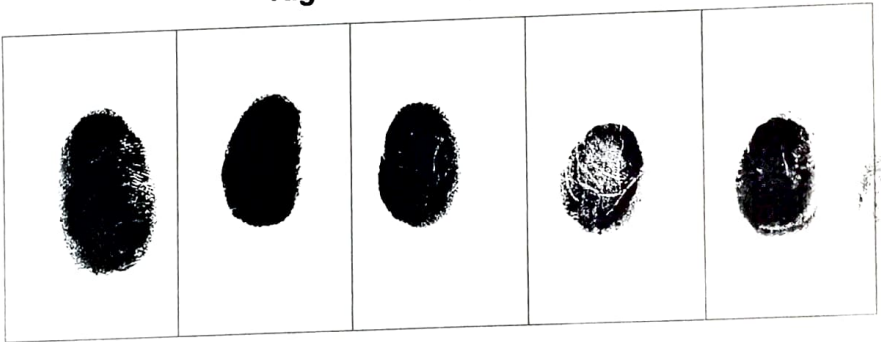
SIGNED AND DELIVERED
by the within named the **VENDOR**
by her Constituted Attorney



Mr. PRAKASH DATTA ALVE



Right hand finger prints



Left hand finger print

Mr. Prakash Datta Alve

Sandip Nagesh Naik

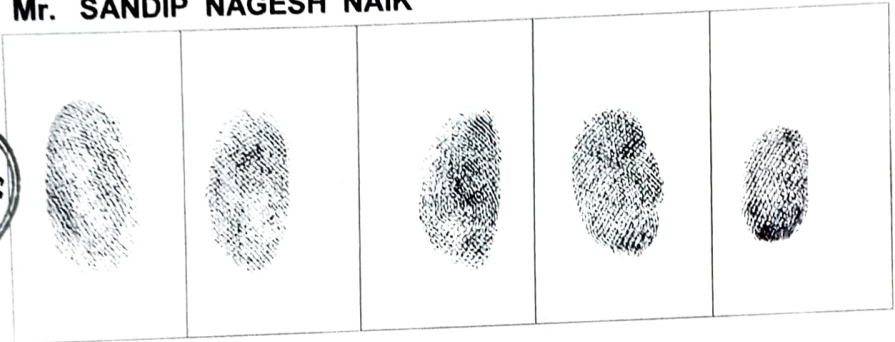
SIGNED AND DELIVERED
by the within named the **PURCHASER**

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Mr. SANDIP NAGESH NAIK



Right hand finger prints



Left hand finger prints

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Mr. Prakash Datta Alve

[Handwritten signature]

Sandip Nagesh Naik

WITNESSES:

1. Mr. Sameer Shrikant Naik, son of Shrikant Naik, having Aadhaar No. _____, married, service, aged 49 years, Indian National, Resident of H. No. 64/G, Near Datta Mandir, Tolleaband, Davorlim, Salcete, Goa. Pin Code: 403601

Signature : _____



Mrs. Sharmila Rama Korgaonkar, having Aadhaar No. _____, married, wife of Rama Korgaonkar, aged 58 years, Indian National, Service, Resident of H. No. 116, Korgaonkar Building, Borda, Margao, Salcete, Goa. Pin Code 403601.

Signature : _____

S.R. Korgaonkar

Prakash Datta Alve
Mr. Prakash Datta Alve

Sandip Nagesh Naik
Sandip Nagesh Naik



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Margao Goa



Plan showing plots situated at

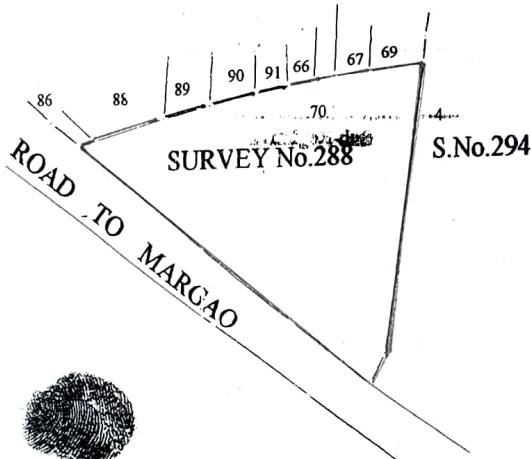
Sao Jose de Areal Village

Salcete Taluka

S.No./Sub Div No. 288 / 70

Scale 1:1000

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31/4/09
I.S. & L.R.



Gopal Datta H/ue

Computer Generated by:

On 02-4-2009.

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21/4/09
Compared by :

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Dec-2023 12:31:59 pm

Document Serial Number :- 2023-MGO-5256

Presented at 12:26:37 pm on 06-Dec-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	288000
2	Registration Fee	216000
3	Mutation Fees	2000
4	Processing Fee	1180
Total		507180

Stamp Duty Required : 288000/-

Stamp Duty Paid : 288000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDIP NAGESH NAIK , Father Name:Nagesh Naik, Age: 55, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - House No. 462/C, Aquem-Baixo, Navelim, Salcete, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDIP NAGESH NAIK , Father Name:Nagesh Naik, Age: 55, Marital Status: Married , Gender:Male, Occupation: Business, House No. 462/C, Aquem-Baixo, Navelim, Salcete, Goa, PAN No.:			
2	Prakash Datta Alve As Attorney Of Gokul Datta Alve , Father Name:Datta Alve, Age: 77, Marital Status: , Gender:Male, Occupation: Other, House 95, Don Khuris, Oilem Moll, Sao Jose de Areal, Salcete, Goa, PAN No.: , as Power Of Attorney Holder for GOKUL DATTA ALVE			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sameer Shrikant Naik, Age: 49, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403601, House No. 64/G Near Datta MAndir Davorlim Salcete Goa, House No. 64/G Near Datta MAndir Davorlim Salcete Goa, Davorlim, Salcete, South Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: SHARMILA RAMA KORGAONKAR, Age: 58, DOB: , Mobile: 9545413129, Email: , Occupation: Self Employed , Marital status : Married , Address: 403602, 116, 116, Korgaonkar Building, Borda, Margao, Salcete, South Goa, Goa			


Sub Registrar
Civil Registrar
-Cum-

Sub Registrar

Document Serial Number :- 2023-11-05-5256



Book :- 1 Document

Registration Number :- **MGO-1-5114-2023**

Date : 06-Dec-2023

Buycer

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

Civil Registrar

-Cum-

Sub Registrar

Salcete

