

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



गोवा GOA

048518

Serial No. ५०७ Place. MARGAO, Date १५/१५/१५

Value of Stamp Paper : Twenty Thousand

Name of Purchaser Mehboob Alam Khan

Residence Margao Father's Name. Abdul Khan

Purpose Deed of Sale Transacting Parties

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Mehboob
Signature of Purchaser

7180

[Handwritten signature]

Mehboob Alam Khan Mehboob
DEED OF SALE

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



गोवा GOA



Serial No. 1607 Place. MARGAO. Date 24/10/19
Value of Stamp Paper : Twenty thousand
Name of Purchaser Mehboob Alam Khan
Residence Margao Father's Name. Abdul Khan
Purpose Deed of Sale Transacting Parties }
Signature of Purchaser Mehboob

048519

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/2/39/SALCETE

Signature of Purchaser

- 2 -
DEED OF SALE

fraloe

Fernandes

Mehboob

[Signature]



गोवा GOA

Serial No. 607 Place. MARGAO. Date 24/4/15
Value of Stamp Paper : Twenty thousand
Name of Purchaser Mehboob Alam Khan
Residence Margao Father's Name. Abdul Khan
Purpose Deed of Sale Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Mehboob
Signature of Purchaser

048520

- 3 -
DEED OF SALE

Abdul

Fernandes

Mehboob

Abdul

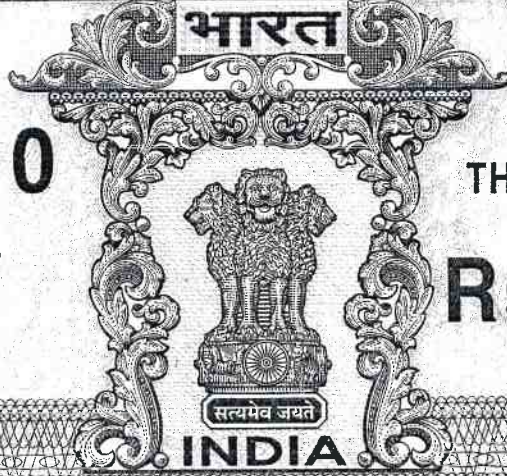
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



गोवा GOA

Serial No.

608

Place. MARGAO. Date

24/4/19

048521

Value of Stamp Paper :

Twenty thousand

Name of Purchaser

Mehboob Alam Khan

Residence

Margao Father's Name. Abdul Khan

Purpose

Deed of Sale Transacting

Parties

Sign Stamp Vendor

CAMILO FRANCIS TREVOP BPAZ

Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser

Mehboob

- 4 -
DEED OF SALE

Prados

Fernandes

Mehboob

[Signature]



गोवा GOA

048522

Serial No. ५० Place MARGAO. Date २०/११/१९

Value of Stamp Paper : Twenty Thousand

Name of Purchaser Mehboob Alam Khan

Residence Margao Father's Name. Abdul Khan

Purpose Deed of Sale Transacting Parties }

Sign Stamp Vendor CAMILO FRANCIS TREVOR BRAZ Licence No. JUD/STP/299/SALCETE

Signature of Purchaser Mehboob

- 5 -
DEED OF SALE

[Signature]

Fernandes

Mehboob

[Signature]



गोवा GOA

Serial No. ९०७ Place MARGAO, Date 24/4/15
Value of Stamp Paper Ten thousand
Name of Purchaser Mehboob Alam Khan
Residence Margao Seller's Name Abdul Khan
Purpose Deed of Sale

089670

Signature of Vendor

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/2099/SALCETE

Parties

Mehboob
Signature of Purchaser

- 6 -
DEED OF SALE

Abdul

Fernando

Mehboob

Signature



गोवा GOA

Serial No. ५०७ Place, MARGAO, Date 24/8/19
Value of Stamp Paper : One thousand
Name of P. Owner Mehboob Alam Khan
Residence Margao, Abdul Khan
Purpose Deed of Sale

464648

Mehboob

Signature of Purchaser

-7-
DEED OF SALE

fernando

fernando

Mehboob

Mehboob

THIS DEED OF SALE is made at Margao, on this 06th Day of the Month of May of the year 2019.



BETWEEN

1. MR. PLACIDO JUSTINO FERNANDES, S/o Caetano Rosario Fernandes alias C. F. Fernandes, aged 55 years, married, businessman, holding Pan Card No. _____, holding Aadhaar Card No. _____, Mobile N _____ and his wife;
2. MRS. FATIMA PALCIDO FERNANDES alias FATIMA EUSTAQUIA MARIA DIAS E FERNANDES, D/o Joaquim Dias, aged 50 years, married, housewife, holding Pan Card No. _____, holding Aadhaar Card No. _____, both Indian National and resident of H. No. 120/A, St. Joaquim Road, Behind Old Survey Office, Borda, Margao, Goa, 403602, hereinafter referred to as "THE VENDORS" (Which expression shall unless repugnant to the context or the meaning thereof mean and include their 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 Appts. Opp. Pandava Chapel Church, Aquem, Margao, Goa, under register no. MGO-F217-2016 dated 04/08/2016 before Registrar of Firms of South Goa at Margao, Goa, having its Pan Card No. _____, representing by its partners


Fernandes

- a) MR. MEHBOOB ALAM KHAN, S/o Abdul Khan, aged 39 years, married, businessman, holding Pan Card No. _____, holding Adhar Card No. _____, Mobile No. _____, Email ID: _____, resident of Flat 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 41 years, married, holding pan Card No. _____, holding Adhar Card No. _____, Mobile No. _____, Email ID: _____, resident of H. No. 4/2709, 02, Geeta Apts., Behind Power House Colony, Aquem, Margao, Goa, hereinafter referred to as "THE PURCHASERS" (Which expression shall unless repugnant to the context or the meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART.

Both the parties to this deed are Indian Nationals.

WHEREAS there exist property known as "OLLY MORODY" or "MUDDI", situated at Dramapur Village, within the jurisdiction of village Panchayat of Dramapur, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under no. 43074 New, enrolled in the Revenue of Navelim village under Matriz no. 1898 and surveyed under Survey no. 186/5 of village Dramapur. This property is

[Signature]

Fernandes

Mehboob
[Signature]

hereinafter referred to as "the said property" and better described in Schedule I hereunder.

AND WHEREAS the said property was owned by Caetano Rosario Fernandes

AND WHEREAS the said Caetano Rosario Fernandes expired on 03/09/2012 leaving behind his widow Mariazinha De Sa, as his moiety holder and his three children's namely (a) Placido Fernandes married to Fatima Fernandes, (b) Calisto Fernandes married to Feyona Fernandes and (c) Lennart Fernandes married to Chitwadi Mangkon as their sole and universal heirs.

AND WHEREAS an Inventory Proceedings bearing No. 105/2014/III initiated in the Court of the IIIrd Addl. Civil Judge, Sr. Div. Margao on the death of said Caetano Rosario Fernandes the said plot was listed under Item No. 3 was allotted to the VENDORS herein and thus became the owner of the said plot.

AND WHEREAS the PURCHASER approached the VENDORS and requested to sell the said Plot No. 13 as per the survey records admeasuring 1025 sq. mts. hereinafter referred to the said Plot and upon the request of the PURCHASERS, VENDORS agreed to sell the said plot for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and more particularly described in schedule II.

for sale

Fernandes

Mehlab

[Signature]

AND WHEREAS the PURCHASER have gone through all the title documents of the said Plot and has been satisfied as regards the title of the VENDORS 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 has paid exclusively to the VENDORS the entire consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) out of which Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by virtue of Cheque bearing No. 003986 dated 03/05/2019 drawn on Bank of Baroda, Gandhi Market Branch, Margao, Goa, Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by virtue of Cheque bearing No. 003987 dated 03/05/2019 drawn on Bank of Baroda, Gandhi Market Branch, Margao, Goa, Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by virtue of Cheque bearing No. 003988 dated 06/05/2019 drawn on Bank of Baroda, Gandhi Market Branch, Margao, Goa and balance amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by virtue of Cheque bearing No. 003989 dated 06/05/2019 drawn on Bank of Baroda, Gandhi Market Branch, Margao, Goa, the receipt of which the VENDORS does hereby admit and acknowledge as having received the same (subject to realization) and they hereby acquit, release and discharge the PURCHASER giving them full acquittance of the amount received for all legal purposes, and the said VENDORS 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 VENDORS have transferred in favour of the




Fernando

Mehroob


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 their 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 VENDORS covenant to the PURCHASER as follows:

- (i) That the VENDORS have good right, full power and absolute authority to sell the said Plot
- (ii) The VENDORS further declare that they have clear and Marketable title over the said Plot and the same is free from encumbrances.
- (iii) The VENDORS further declare that they have not agreed to sell the said Plot to any third party.
- (iv) The VENDORS 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 VENDORS or on the part of any person/s claiming through or under them.

Pradeep

Fernandes

Mehroob

Mehroob

4. The PURCHASER have 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 VENDORS.
5. The VENDORS finally covenant with the PURCHASER that they 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 the same according to the true intent and meaning of this deed or as may be reasonably required.
6. The VENDORS further covenant with the PURCHASER that if the PURCHASER are deprived of the said Plot or any part therefore due to defect in the title of the VENDORS, the VENDORS shall indemnify and make good all losses that the PURCHASER may suffer on that account.
7. It is declared that the VENDORS do not belong to ST/SC community and they are not prevented by any notification to sell the said Plot to the PURCHASERS.
8. The VENDORS do hereby gives their consent to PURCHASER carry out mutation in their favour without the reference of the VENDORS herein.
9. For the purpose of stamp duty the said plot is valued for Rs. 37,00,000/- and accordingly stamp duty of Rs. 1,11,000/- is paid along with this deed.



Pradeep

Gencudra

Mehrab

[Signature]

SCHEDULE I

All that property known as "OLLY MORODY" or "MUDDI", situated at Dramapur Village, within the jurisdiction of village Panchayat of Dramapur, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under no. 43074 New, enrolled in the Revenue of Navelim village under Matriz no. 1898 and surveyed under Survey no. 186/5 of village Dramapur and the said plot is bounded as under:

- On the East : by the boundaries of the village of Aquem and Dicarpale and others;
- On the West : by Monte da Silva Miranda and others;
- On the North : by Conceicao M. Barreto and others; and;
- On the South : by Jose da Costa and Benedita Esperanca;

SCHEDULE II

All that Plot No. 13 as per the survey records admeasuring 1025 sq. mts. which is a part of the property which is more fully described in schedule I above and the said plot is bounded as under:

- On the East : by plot No. 14;
- On the West : by Plot no. 12;
- On the North : by property of Mariano Colaco and brother; and;
- On the South : by reserved 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

[Signature]

Fernandes

Mehra

[Signature]

Signed and delivered by the parties

VENDORS



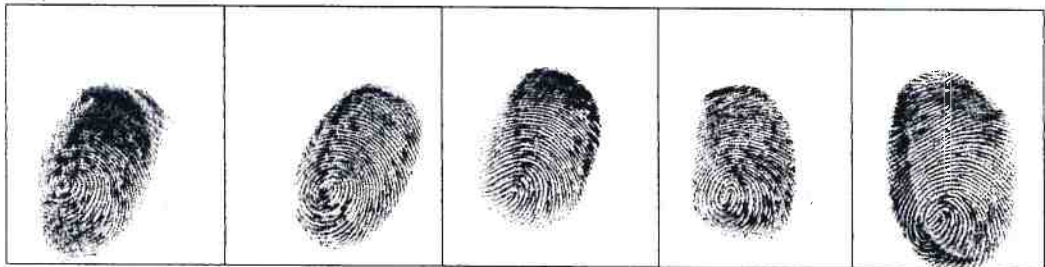
MR. PLACIDO JUSTINO FERNANDES



Right hand fingerprints



Left hand fingerprints











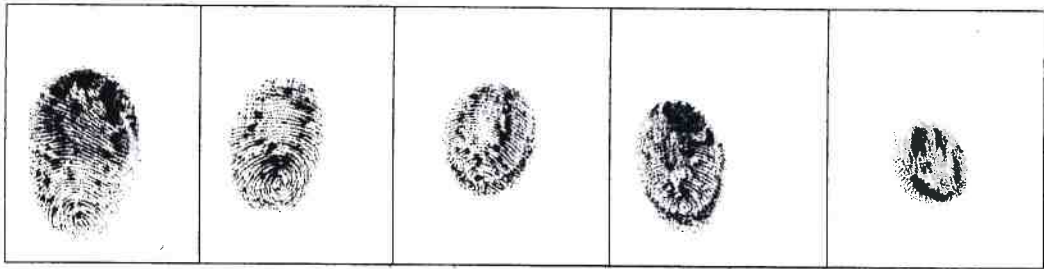


Fernandes

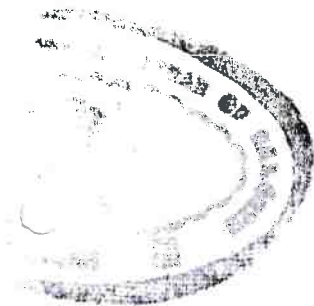


MRS. FATIMA PLACIDO FERNANDES

Right hand fingerprints



Left hand fingerprints



Placido

Fernandes

Mehroob

[Signature]

Signed and delivered by the Parties

PURCHASER

Mehboob

Mehboob



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

Right hand fingerprints



Left hand fingerprints



frances

fernandes

Mehboob

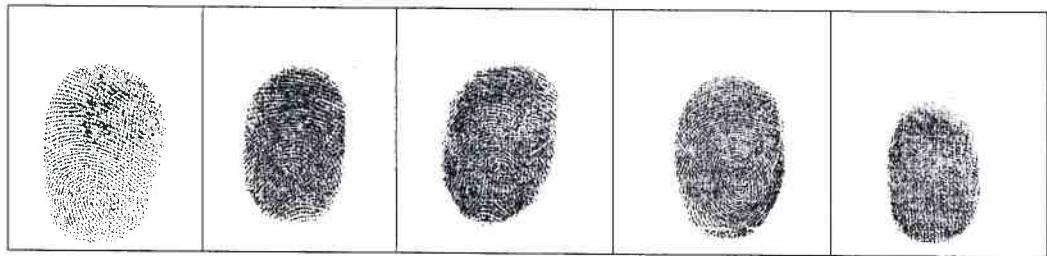
[Signature]



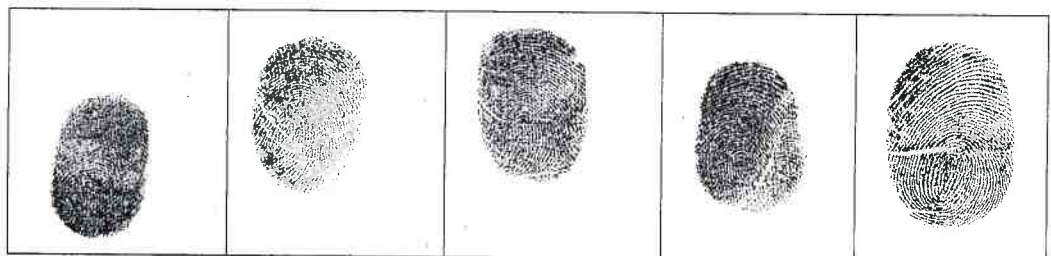
[Handwritten signature]

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]*

Miss Arthi N. Naik
659/1, Moll, Curtorim,
Salcete, Goa

[Signature]
Fernandes

2. *[Signature]*

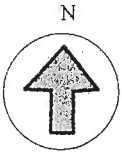
Mr. Rajesh Kumar Singh
Flat No. FF-6, Haroon Green,
Field, Near Church San Jose De
Areal, Salcete, Goa,

[Signature]
[Signature]



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

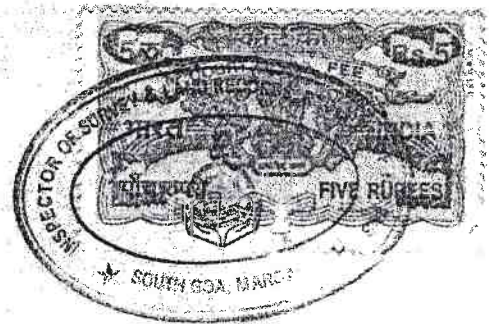
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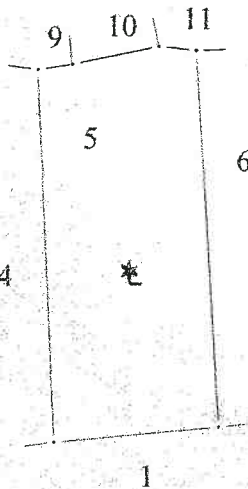
Plan Showing plots situated at
Village : DRAMAPUR
Taluka : SALCETE
Survey No./Subdivision No. : 186/ 5
Scale : 1 : 1000

Ambraya

Inspector of Survey & Land Records
Margao Goa.



S.No.181



SURVEY No. 186

D
Generated By : Dilip Naik
On : 27-11-2018

Ally
Conipared By:

fralao

Fernandes

Mehroob

Mu

**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 21-May-2019 12:05:33 pm

Document Serial Number :- 2019-MGO-1150

Presented at 12:05:18 pm on 21-May-2019 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	111000
2	Registration Fee	74000
3	Mutation Fees	2500
4	Processing Fee	390
Total		187890

Stamp Duty Required :111000



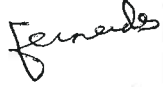





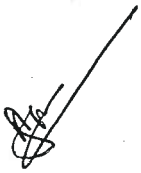
Stamp Duty Paid : 111000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Mehboob Alam Khan ,S/o - D/o Abdul Khan Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shop No. 6 Coelho Appts. Opp. Pandava Chapel Church ,Aquem ,Margao Goa, Address2 - South Goa PAN No.			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Placido Justino Frenandes ,S/o - D/o Caetano Rosario Fernandes Age: 55, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H.No.120 A , St. Joaquim Road ,behind old Survey Office ,Borda , Margao , Goa , 403602,, Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Fatima Palcido Fernandes Alias Fatima Eustaquia Maria Dias E Fernandes ,S/o - D/o Joaquim Dias Age: 50, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - H.No. 120 A,St. Joaquim Road ,Behind Old Survey Office ,Borda , Margao ,Goa , 403602, Address2 - PAN No.			
3	Mr Mehboob Alam Khan ,S/o - D/o Abdul Khan Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shop No. 6 Coelho Appts. Opp. Pandava Chapel Church ,Aquem ,Margao Goa, Address2 - South Goa, PAN No.:			
4	Arshad Shaik Muzavor ,S/o - D/o Ibrahim Shaikh Muzavor Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shope No. 6 ,Coelho Appts. Opp. Pandava Chapel Church ,Aquem , Margao Goa, Address2 - South Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Arthi Nagesh Naik, 22 , , ,Service , Marital status : Unmarried 403709, H.No.659/1 Moll Curtorim Salcete Goa, H.No.659/1 Moll Curtorim Salcete Goa Curtorim, Salcete, SouthGoa, Goa			
2	Rajesh Kumar Singh, 52 , , , ,Business , Marital status : Married 403709, Flat NO. FF6 Haroon Green Field Near Church Sanjose De Areal South Goa , Flat NO. FF6 Haroon Green Field Near Church Sanjose De Areal South Goa Sao-jose-de-areal, Salcete, SouthGoa, Goa			

Sub Registrar

Document Serial No:-2019-MGO-1150

Book :- 1 Document

Registration Number :- **MGO-1-1122-2019**

Date : 21-May-2019


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

CIVIL REGISTRAR
- CUM -
- REGISTRAR
SALCETE