

(Rupees Seven Lakhs Forty Two Thousand Five Hundred Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD. 1
SAPYMA BEEROOR CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 012
D-5/STP(V)/CR./35/3/2011-10

भारत 28570 NON JUDICIAL गोंय
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R. 0742500/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser, SILVA REAL ESTATES & DEVELOPERS
PVT. LTD.

TRUE COPY

3328

MR. OSWIN ONFREE DA SILVA



DEED OF SALE

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

THIS DEED OF SALE is made, executed and entered at Margao, Salcete, Goa, on this Twenty Ninth Day of the Month of October of the year Two Thousand and Nineteen (29-10-2019).



BETWEEN

1. M/S. NAIK TWISTERS, a Partnership Firm duly registered under the provisions of the Indian Partnership Act with the registrar of Firms of Salcete under Registration No. 45, in Volume No. 4, Dated: 14-04-1975, having its registered office at KNN Building, Mariano Gracias road, New Market, Margao Salcete, Goa, 403601; Holding PAN Card No. [REDACTED] and consisting of its Partners 1. MR. SUDIN BHAGWANT NAIK, Son of Mr. Bhagwant Naik, aged about 65 years, Occupation Business, Married, Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of H. No. 334, Near Mahila Nutan School, Comba, Salcete, Goa and herein represented by his constituted Attorney his Son MR. SHAUNAK SUDIN NAIK, Son of Mr. Sudin Bhagwant Naik, aged about 34 years, businessman, Indian National, Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of House No. 334, 1st Floor, Comba, Margao, Salcete Goa, by virtue of the Special Power of Attorney Dated: 28-10-2019 duly Executed and Notarized before the Notary Mr. Surexa P. Lotlekar at Margao, under Registered No. 8739/2019 on 28-10-2019; 2. MR. SUHAS UPENDRA NAIK, Son of Mr. Upendra Naik, aged about 64 years, Occupation Business, Married, Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED]



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2032 and resident of H. No. 334, Near Mahila Nutan School, Comba, Salcete, Goa; 3. MR. NITISH UPENDRA NAIK, Son of Mr. Upendra Krishna Naik, aged about 56 years, Occupation Business, Married, Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of H. No. 204, Prudential Panache, Nr. Chinmoy Ashram, Gogol, Salcete, Margao, South Goa; & 4. MR. SHIRISH KESHAV NAIK, Son of Mr. Keshav Krishna Naik, aged about 57 years, Occupation Business, Married, Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of H.No. 334, Comba, Margao, Salcete, South Goa and hereinafter Compositely referred to as the "VENDORS/TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and includes their respective heirs, successors, executors, administrators, legal representatives, Attorneys and permitted assigns) of the FIRST PART;

AND

1). SILVA REAL ESTATES AND DEVELOPERS PRIVATE LTD, a Company Incorporated under the Indian Companies Act of 1956, bearing Incorporation Identity No. U70102GA2006PTC004873, Dated: 19-11-2006, registered with the Registrar of Companies Goa, having its registered office at Marshall Residency, Ground Floor, Church Square, Betalbatim, Salcete, 403713, & Holding Pan Card No. [REDACTED], and Represented by its Authorized Director 1). MR. OSWIN ONFREE DA SILVA, Son of Mr. Teodoro Marcal Da Silva, aged about 48 years, Occupation Business,

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Married, Holder of Pan Card No. [REDACTED], and Aadhar Card No. [REDACTED] and resident of H. No. 499, Nagvaddo, Betalbatim, Salcete, Goa by virtue of Board of Director's Resolution Dated: 04-10-2019, and hereinafter Compositely referred to as the "PURCHASER/TRANSFEEE" (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, successors, administrators, executors, legal representatives, Attorneys and permitted assigns) of the **SECOND PART**;

WHEREAS the parties to this Deed of Sale hereto namely the VENDORS/TRANSFERORS is a partnership Firm Registered in India and the PURCHASER is a Company Duly Incorporated in India and thus competent to contract and Sign this Deed.

AND WHEREAS there exist a landed Property known as AFORAMENTO DE CASAS COM SEU PATEO E QUINTAL admeasuring an area of 1100 Sq. Mts, wherein there exists one Structure in form of an Shed bearing Village Panchayat H No. 78/A (Assessed for Tax purpose) described in the Land registration Office of Salcete, under No. 37596 at pages 8 reverse Book No. 97, New series and enrolled in the Revenue Office under No. 1320 and with Survey No. 230/7 and morefully described under Schedule-A hereinunder and hereinafter referred to as the "SAID FIRST PROPERTY" for the sake of convenience and brevity.

AND WHEREAS there exist another landed property known as CHAO MURDI, admeasuring an area of 975.00 Sq. Mts, wherein

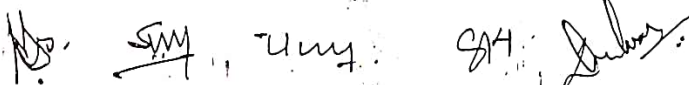
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there exists an Old House in ruins, bearing Village Panchayat H.No. 78 (Assessed For Tax Purpose) not described in the Land Registration Office of Salcete but enrolled in the Revenue Office under No. 911 and with Survey No. 230/6 and both the property are situated at Dramapur, village and Panchayat of Dramapur, District of Goa and Sub district and Taluka of Salcete and morefully described under Schedule-B hereinunder and hereinafter referred to as the "SAID SECOND PROPERTY" for the sake of convenience and brevity.

AND WHEREAS the SAID FIRST & SECOND PROPERTY above shall herein after composately referred to as the SAID PROPERTIES" wherever the context so necessitates in this Deed.

AND WHEREAS the said FIRST PROPERTY' described in Schedule "A" hereinbelow was originally owned, possessed and belonged to Smt. Libania Rodrigues e Furtado widow of the Second marriage of Late Mr. Jose Santana Ponciano do carmo Furtado who purchased the same in public auction and as such the said First property stands inscribed in the name of Mrs. Libania Rodrigues e Furtado under Inscription No. 46551 at Folio 140v of Book G-54 with reference to its description in the Land Registration Office of Salcete under No. 37596.

AND WHEREAS the said SECOND PROPERTY described in Schedule "B" hereinbelow was originally owned, possessed and belonged to Mr. Jose Santana Ponciano do carmo Furtado and upon his death one half came to belong to his widow the said Smt. Libania Rodrigues e Furtado as its Moiety share under the Regime of communion of assets and the other half was inherited/


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devolved upon their children namely Miss. Elvira Re-bertina Ezequiel Furtado and Miss. Maria Joanita Serena Furtado e Fernandes as the only successors to the said Mr. Jose Santana Ponciano do carmo Furtado.



AND WHEREAS the said Miss. Elvira Rebertina Ezequiel Furtado and Miss. Maria Joanita Serena Furtado e Fernandes also acquired the share and title rights in respect of the said FIRST PROPERTY by virtue of the bequest made to them by their Mother the said Smt. Libania Rodrigues e Furtado by virtue of WILL Dated 09-12-1971 duly executed by the testatrix before the Office of the Notary ex-officio of the Judicial Division of Salcete duly drawn on 09-12-1971 recorded at Folios 32 v to 33 of Deed of WILLS book No. 69 and thus the said Miss. Elvira Rebertina Ezequiel Furtado and Miss. Maria Joanita Serena Furtado e Fernandes became the absolute Title Owners in possession of the said FIRST & SECOND PROPERTIES described in Schedule A & B herein below.



AND WHEREAS the said above Owners jointly sold/conveyed the SAID PROPERTIES unto and in favour of M/S. NAIK TWISTERS, a partnership firm being the VENDOR herein by virtue of the Deed of Sale Dated 18-11-1981 duly executed and registered before the Sub-Registrar of Salcete at Margao under Reg. No. 224 at pages 258 to 264 of Book No. I in Volume No. 263 on 19-02-1983 who thereby became the absolute Owners in possession of the SAID PROPERTIES to the complete ouster of the previous Owners.

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AND WHEREAS the VENDORS herein have carried out the mutation in respect of the SAID PROPERTIES in its name in the Survey records bearing Mutation No. 802.



AND WHEREAS the partnership firm of the VENDORS was originally constituted in the year 19-04-1978 and the same was reconstituted on various occasions as per the necessities on 01-04-1982, 21-09-1991 and thereafter on 22-12-1992 and the partners mentioned in the Cause Title of this Deed hereinabove are the present day partners of the said firm M/S. NAIK TWISTERS.



AND WHEREAS there exist an old dilapidated House in total ruins with a damaged roof upon the said SECOND PROPERTY and which stands assessed for House Tax purpose under H.No. 78 in the records of Village Panchayat of Dramapur - Sirlim and which house was granted N.O.C for water supply connection by the Office of the Village Panchayat of Dramapur - Sirlim Dated 18-11-1982 vide Ref. No. VPDS/PWD/IX/82-83/112.



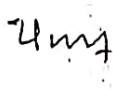
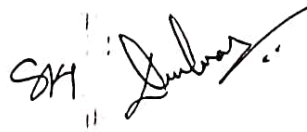
AND WHEREAS there exists constructed a Compound wall all around the SAID PROPERTIES by the VENDORS herein in pursuance to the Construction Licence Dated 29-10-1989 vide Construction Licence No. 11/81-82/105.

AND WHEREAS the SAID PROPERTIES are as per the demarcation existing on the survey plans thus there is no necessity to obtain the N.O.C under Section 49(6) of the Act from the Town and Country Planning Department for sale of the Said Subject Properties.

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AND WHEREAS the PURCHASER/TRANSFEEE is fully satisfied with the title of the previous land owners as well as the VENDORS/TRANSFERORS to the SAID PROPERTIES and the SAID PROPERTIES described in the SCHEDULE-A & B herein under and the rights of the VENDORS/TRANSFERORS of the SAID PROPERTIES and to sell or agree to sell any part of the SAID PROPERTIES to any person of their choice which includes the present PURCHASER/TRANSFEEE also and as a part of Scrutiny and due diligence of Title the PURCHASER/TRANSFEEE had published a public notice for the proposed purchase of the SAID PROPERTIES Dated 28-09-2019 duly published in the local daily newspaper Herald on 30th September 2019 thereby inviting any objections of whatsoever nature towards the proposed sale pertaining to the SAID PROPERTIES and no objections from whomsoever till date is notified to the Advocate of the PURCHASER/TRANSFEEE upon the lapse of the said Notice period.

AND WHEREAS the VENDORS/TRANSFERORS are hereby desirous to sell/transfer/dispose of the SAID PROPERTIES and have thereby expressed their consent and the PURCHASER/TRANSFEEE is desirous of purchasing the SAID PROPERTIES and has expressed its readiness to purchase the SAID PROPERTIES described more fully in Schedule 'A' 'B' hereinbelow, from the VENDORS/TRANSFERORS for a total Consideration of Rs. 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAKHS ONLY), on such terms and conditions hereinafter mentioned.

NOW THIS DEED OF SALE OF SAID PROPERTIES
WITNESSETH AS UNDER:

1) That in pursuance of the said agreement and in consideration of the sum of Rs. 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAKHS ONLY), paid by the PURCHASER/TRANSFEREE to the VENDORS/TRANSFERORS, the receipt whereof the VENDORS/TRANSFERORS do hereby jointly admit, confirm and acknowledge for all purposes and intents and of the same forever acquit, release and discharge the PURCHASER/TRANSFEREE and they the VENDORS/TRANSFERORS as beneficial owners thereof do hereby convey, sell, transfer, grant, assign and assure unto the PURCHASER, free from any encumbrances, charges, liens or litigations of whatsoever nature all FIRST & SECOND PROPERTIES more particularly described in SCHEDULE-A & B hereinbelow, admeasuring an area of 1100.00 Sq. Mts. (One Thousand One Hundred Square meters), presently surveyed under Survey No. 230/7 and the other landed property admeasuring an area of 975.00 Sq. Mts. (Nine Hundred Seventy Five Square meters), presently surveyed under Survey No. 230/6 of Dratapur Village, Taluka & Sub-District of Salcete, District of South Goa, State of Goa, which is as shown on the Plan annexed hereto in red border and the SAID PROPERTIES is hereinafter referred to as the "SAID PROPERTIES" together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand whatsoever of the VENDORS/TRANSFERORS and the developers in or to the SAID PROPERTY hereby conveyed to HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS the same to and by the PURCHASER/TRANSFEREE absolutely and forever as their own and as usually pass on such sale, subject to the payment of all



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local taxes, duties and assessments by the PURCHASER/TRANSFEREE their heirs, successors, legal representative, executors, administrators and assigns absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.

2). The PURCHASER/TRANSFEREE shall hereafter peacefully and quietly possess, hold and enjoy the SAID PROPERTIES as their own property without any interruption or disturbance, claim or demand on the part of the VENDORS/TRANSFERORS or the previous owners or on the part of any person/s claiming through or under them or on their behalf whatsoever.

3). The total consideration of Rs. 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAKHS ONLY), is herewith paid by the PURCHASER/TRANSFEREE to the VENDORS /TRANSFERORS by means of Cheques the details of which are as follows:-

a). An amount of Rs. 1,65,000/- (RUPEES ONE LAKH SIXTY FIVE THOUSAND ONLY), has been deducted towards TDS of 1% under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 1,65,000/- (RUPEES ONE LAKH SIXTY FIVE THOUSAND ONLY), excluding deposited by Challan No. 30241, under CIN No. 6360218, Dated: 29-10-2019, to the Income Tax Authorities and duly acknowledged, debited to account No. 914020005677166.

b). An amount of Rs. 1,63,35,000/- (RUPEES ONE CRORE SIXTY THREE LAKHS THIRTY FIVE THOUSAND

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ONLY), is paid towards full and Final Consideration of the VENDORS/TRANSFERORS in their Bank of India Bank, Near Municipality, Margao Branch, Account No. 10062010000225, vide Cheque bearing No. 685463, Dated: 22-10-2019, drawn on the Axis Bank Ltd, Margao branch, through Account No. 21010200010283, towards the Full and Final Payment of Consideration the receipt whereof is hereby jointly and severally acknowledged by the VENDORS/TRANSFERORS through its Partners as having received the same from the PURCHASER/TRANSFEEE today.



- 4) That the full, vacant, legal and physical possession of the SAID PROPERTIES is herewith delivered by the VENDORS/TRANSFERORS in charge of the PURCHASER/TRANSFEEE, on this date of the execution of the present Deed of Sale and the PURCHASER/TRANSFEEE shall lawfully and exclusively possess the SAID PROPERTY without any interference from the VENDORS/TRANSFERORS, or the previous owners and predecessors in title or anyone claiming through them or on their behalf.
- 5) The VENDORS/TRANSFERORS has forthwith handed over to the PURCHASER/TRANSFEEE all the documents pertaining to the SAID PROPERTY including:
- Certified Copy of the Inscription No. 46551 at Folio 140v of Book G-54 with reference to its description in the Land Registration Office of Salcete under No. 37596;
 - Certified Copy of the WILL Dated 09-12-1971 duly executed by the testatrix before the Office of the Notary ex-officio of the

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Judicial Division of Salcete duly drawn on 09-12-1971 recorded at Folios 32 to 33 of Deed of WILLS book No. 69;

c). Certified Copy of the Deed of Sale Dated 18-11-1981 duly executed and registered before the Sub-Registrar of Salcete at Margao under Reg. No. 224 at pages 258 to 264 of Book No. I in Volume No. 263 on 19-02-1983; and pertaining to the SAID PROPERTIES Vis-a Vis other documents by virtue of which the erstwhile owners purchased the SAID PROPERTIES and all other relevant documents pertaining to the SAID PROPERTIES and outgoings in respect of the civil amenities availed in the SAID PROPERTIES on the execution of these presents.

6). The PURCHASER/TRANSFEREE have hereby purchased the SAID PROPERTIES after inspection of all the title documents as also after the inspection of the present condition of the SAID PROPERTIES and the PURCHASER/TRANSFEREE shall be able to raise any objections in this respect for any latent defect or disrepair that is deliberately concealed by the VENDORS/TRANSFERORS at the time of this sale in respect of the SAID PROPERTIES.

7). That the VENDORS/TRANSFERORS have declared to the PURCHASER/TRANSFEREE as follows:

a) That the SAID PROPERTIES hereby sold is absolutely free from any encumbrances, mortgage, charges, claims and demands or liens by way of inheritance, succession, will, sale, agreement, lease whatsoever and that the VENDORS/TRANSFERORS have a clear and marketable title to sell the SAID PROPERTY.

b) That the VENDORS/TRANSFERORS have full right and absolute authority to sell the SAID PROPERTIES in favour of the PURCHASER/TRANSFEE and the SAID PROPERTIES is not a subject matter of any acquisition by the order of the Government under the Land Acquisition Act or any other government order or ordinance having the force of law whatsoever.

c) That there are no dues payable by the VENDORS/TRANSFERORS in respect of the SAID PROPERTY to the previous owner, either by way of original consideration or otherwise or of any other nature whatsoever.

d) That all the outgoings pertaining to the SAID PROPERTIES and payable to the Village Panchayat of Dramapur, Electricity Department, P.W.D. Department, in respect of the amenities enjoyed till date are paid fully to the concerned Departments and there are no arrears pending in respect of the same.

e) The VENDORS/TRANSFERORS hereby specifically declare and assure unto the PURCHASER/TRANSFEE that they have duly signed, executed and registered a Deed of Declaration Dated 08-10-2019, registered with the Office of the Sub-Registrar of Salcete at Margao under Registration No. MGO-4-20-2019, of Book 4 Document on 22-10-2019, wherein the VENDORS/TRANSFERORS have specifically declared that the said Original Deed of Sale Dated 18-11-1981 duly executed and registered before the Sub-Registrar of Salcete at Margao under Reg. No. 224 at pages 258 to 264 of Book No. I in Volume No. 263 on 19-02-1983 is misplace/lost and could not be retrieved despite of diligent trials and searches as also the exact area of the

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SAID PROPERTIES as described in Schedule A & B below where omitted by inadvertence in the said Deed of Sale and further the Matriz predial records pertaining to Survey No. 230/7 could not be procured as the same are not available in the Office of the Concerned Mamlatdar/Revenue Head of Salcete and thus the VENDORS/TRANSFERORS have made good the said infirmities in the said Deed of Declaration and assure to indemnify and keep indemnified the PURCHASER/TRANSFEEE against any claim, demand and Charge prospectively raised by whomsoever pertaining thereto.

f) That the present Deed of Sale is herewith duly registered with the Office of the Sub-Registrar of Salcete at Margao, with the appendage of the appropriate amount of Stamp Duty and on payment of the prescribed registration fees calculated at the market value and consideration of Rs. 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAKHS ONLY).

g) That the SAID PROPERTIES are earmarked and Notified as a Settlement zone as per the Regional Plan, of Goa 2021 with the South Goa Town and Country Planning Department at Margao as verified from the Zoning Certificate Dated: 10-09-2019 vide Ref. No. TPM/Zon-Ing/Trans/19/5478 issued by the Town & Country Planning Department, South Goa District Office, Margao- Goa and, the VENDORS /TRANSFERORS have not obtained Conversion Sanad from the office of the Collector under section 32 of the Goa Daman and Diu Land Revenue Code 1968.

8). Upon the tendering of possession of the SAID PROPERTIES to the PURCHASER/TRANSFEEE herewith, any taxes and all

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the other outgoings payable to the concerned authorities and Government department after such date shall be payable by the PURCHASER/TRANSFEEE shall be borne exclusively by the PURCHASER/TRANSFEEE.



9). The PURCHASER/TRANSFEEE agrees and declares that they have gone through all the title deeds and are satisfied with the marketability, Validity and the clarity of the title and competency of the VENDORS/TRANSFERORS to enter in to this deed of sale.



10). Upon taking the possession of the SAID PROPERTIES by the PURCHASER/TRANSFEEE from the VENDORS /TRANSFERORS the PURCHASER/TRANSFEEE undertakes that it shall use the same solely for the purposes permissible and authorized by the law of the land and not for any other purpose and the SAID PROPERTIES are fully developable by way of construction.

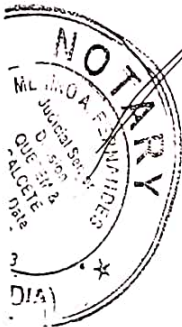
11). The Records of Rights in respect of the SAID PROPERTIES stand recorded in the name of the Present VENDORS/TRANSFERORS vide Mutation No. 802 for Village Dramapur and the VENDORS/TRANSFERORS hereby give their full consent and N.O.C. to carry out the mutation proceedings in respect of the SAID PROPERTIES, in Dramapur Village Survey in favour of the PURCHASER/TRANSFEEE.

12). The entire cost, expenses including stamp duty, notarization registration and other incidental charges for the execution of these presents shall be borne exclusively by the PURCHASER/TRANSFEEE.

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13). The VENDORS/TRANSFERORS hereby agree and covenant to sign all the necessary papers and co-operate with the PURCHASER/TRANSFEE for the purpose of effective transfer of the SAID PROPERTIES in favour of the PURCHASER/TRANSFEE. However, for such transfer, all the Necessary Document shall be prepared by the PURCHASER/TRANSFEE and all the costs for such transfer including stamp shall be borne exclusively by the PURCHASER/TRANSFEE.



14). The VENDORS/TRANSFERORS hereby undertake to absolutely indemnify and keep indemnified the PURCHASER /TRANSFEE against any claim, demand, charge or Tenancy or Mundkarial rights or of Whatsoever nature either existing or that may be prospectively claimed by any person, entity, or the previous vendors or the developers or any person acting and claiming through them and on their behalf in respect of the SAID PROPERTIES to the extent of the amount received by the VENDORS/TRANSFERORS as the consideration of the SAID PROPERTIES.

15). Further the VENDORS/TRANSFERORS hereby covenant that they have a clear and marketable title to the SAID PROPERTIES with an absolute authority to alienate and dispose, Resale the same without any restraint and inhibition from whomsoever including the SAID HOUSE which is not charged or encumbered in any manner.

16). In case the PURCHASER/TRANSFEE files that there is a need for executing a Deed of

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Rectification/Declaration/Ratification/Addendum, then the VENDORS/TRANSFERORS, and the PURCHASER/TRANSFEEE hereto undertakes to execute the same as and when required by the PURCHASER/TRANSFEEE.

17). The PURCHASER/TRANSFEEE is at its liberty to apply for and obtain electricity connection and water connection and other civic amenities in their name in respect of the SAID PROPERTIES transferred in the name of the PURCHASER/TRANSFEEE and the VENDORS do hereby give their N.O.C in respect thereof herewith.

18). In the event of failure on the part of either of the parties hereto to comply with the explicit terms and conditions pertaining to the present deed of Sale in respect of the SAID PROPERTIES, the aggrieved party hereby reserves a full and absolute legal right against the erring party to seek appropriate legal remedies in the Criminal and Civil Courts of law as available under the law in force.

19). The PURCHASER/TRANSFEEE specifically declares that they are entitled to the exclusive ownership of the SAID PROPERTIES only and shall not be entitled to claim any rights of whatsoever nature in respect of the larger Property described in Schedule-A & Schedule-B hereinabove.

20). The VENDORS/TRANSFERORS hereby declare that the Subject matter of this Deed does not belong nor is owned by Schedule Caste or Schedule Tribe and as such the previous sanction of the Collector South Goa District, Margao is not

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required for registering the present Deed of Sale in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978, of Secretary (Revenue), Government of Goa.



21). The parties hereto assure and declare that the present Transaction, is in Compliance with the F.E.M.A /R.B.I Guidelines and Regulations and that the parties completely own the responsibility thereof.

22). The Parties hereto declare that out of the Total Consideration of Rs. 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAKHS ONLY) the value of the Said House and the Said Shed is Rs. 1,00,000/- (RUPEES ONE LAKH ONLY) as the same are in the state of ruins and dilapidated condition.

Handwritten signatures and initials:
1. *Ms. Sny. Tenny*
2. *814*
3. *[Signature]*



SCHEDULE "A"
(DESCRIPTION OF THE FIRST PROPERTY)

ALL THAT landed property known as AFORAMENTO DE CASAS COM SEU FATEO E QUINTAL admeasuring an area of 1100 Sq. Mts., situated at Dramapur village and Panchayat of Dramapur, District of Goa and Sub district and Taluka of Salcete, described in the Land registration Office of Salcete, under No. 37596 at pages 8 reverse Book No. 97, New series and enrolled in the Revenue Office under No. 1320 and with Survey No. 230/7 and bounded as per registration and the said property is bounded as follows:



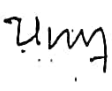


On the East : by Public road & property partly bearing Survey No. 246/18 & 246/19;

On the West : by Aforamento of Luis Manuel Furtado and partly by property bearing Survey No. 230/5 & 230/6;

On the North : by property of Jose Santana poiciano do Carmo Furtado and road of Comunidade property bearing Survey No. 230/6;

On the South : by Aforamento of Bernardo Xavier Furtado property bearing Survey No. 230/10;

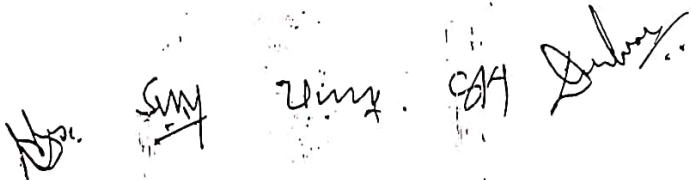


SCHEDULE "B"
(DESCRIPTION OF THE SECOND PROPERTY)

ALL THAT landed property known as CHAO MURDI, admeasuring an area of 975.00 Sq. Mts, wherein there exists an Old House in Ruin bearing Village Panchayat HN^o. 78 (Assessed For Tax Purpose) at Dramapur, village and Panchayat of Dramapur, District of Goa and Sub district and Taluka of Salcete, not described in the Land Registration Office of Salcete but enrolled in the Revenue Office under No. 911 and with Survey No. 230/6 and bounded as under:

- On the East : by Public road and Libania Rodrigues property bearing Survey No. 230/7;
- On the West : by the said Libania Rodrigues property bearing Survey No. 230/5;
- On the North : by Public road property partly bearing Survey No. 230/10, 230/11 & 230/13;
- On the South : by the said Libania Rodrigues property bearing Survey No. 230/5;

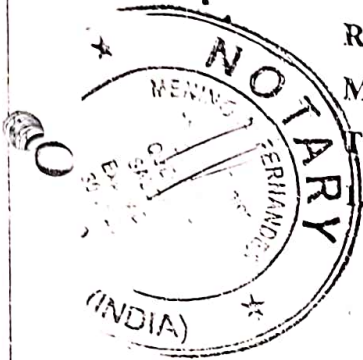






IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
By the withinnamed VENDOR/TRANSFEROR
M/S. NAIK TWISTERS
Represented herein by its Partner No. 1
MR. SUDIN BHAGWANT NAIK
Through his Constituted Attorney
SHAUNAK SUDIN NAIK

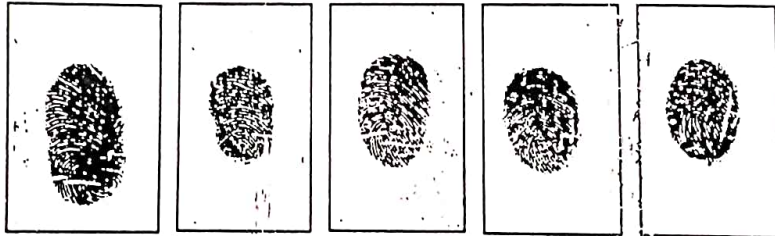


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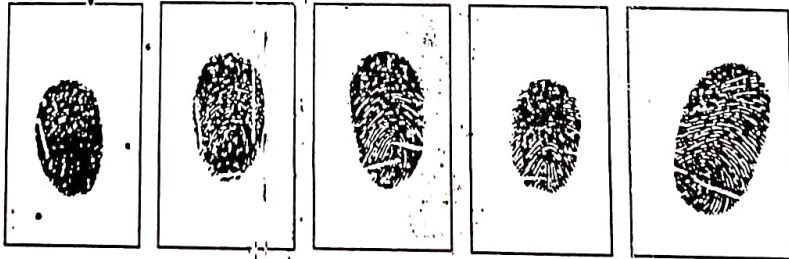


MR. SHAUNAK SUDIN NAIK

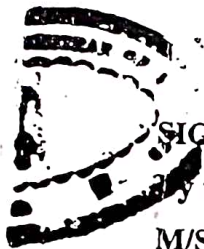
RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



[Handwritten signatures and initials: 'S', 'SUN', 'TUN', 'SUN', 'SUN']



SIGNED, SEALED AND DELIVERED
by the within named VENDOR/TRANSFEROR

M/S. NAIK TWISTERS

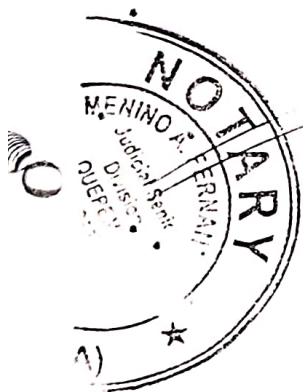
Represented herein by its Partner No. 2

MR. SUHAS UPENDRA NAIK

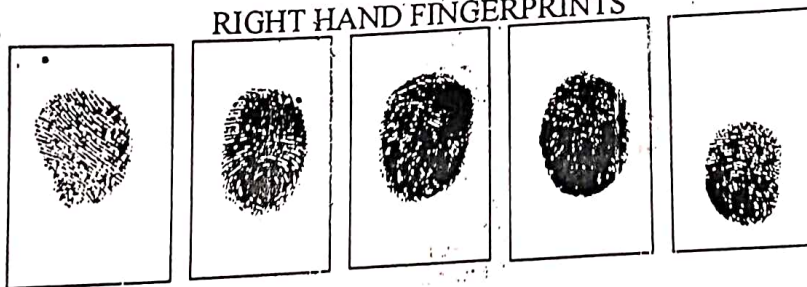


S. U. Naik

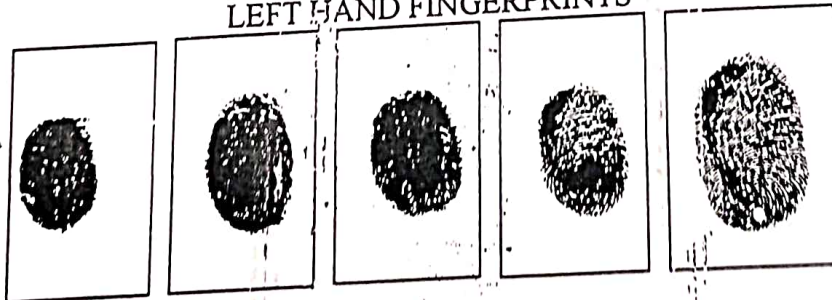
MR. SUHAS UPENDRA NAIK



RIGHT HAND FINGERPRINTS

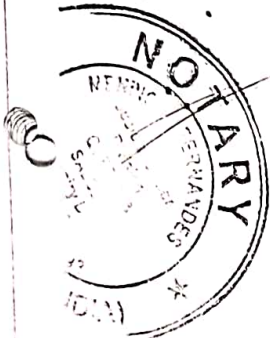


LEFT HAND FINGERPRINTS



Mr. S. U. Naik *S. U. Naik* *COA* *S. U. Naik*

SIGNED, SEALED AND DELIVERED
By the withinnamed VENDOR/TRANSFEROR
M/S. NAIK TWISTERS
Represented herein by its Partner No. 3
MR. NITISH UPENDRA NAIK



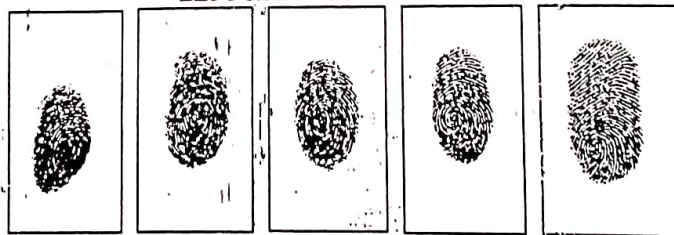
Nitish

MR. NITISH UPENDRA NAIK

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



SS *SM* *Umy* *GH* *Subbar*

SIGNED, SEALED AND DELIVERED

By the withinnamed VENDOR/TRANSFEROR

M/S. NAIK TWISTERS

Represented herein by its Partner No. 4

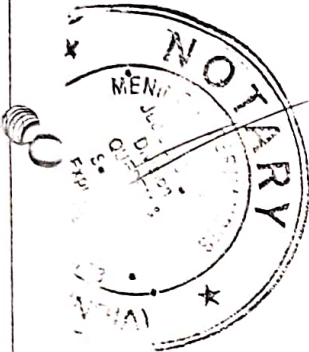
MR. SHIRISH KESHAV NAIK

SHK

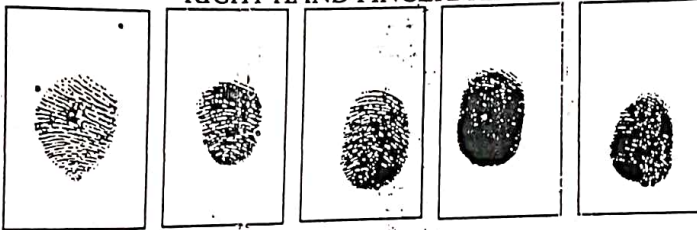


SHK

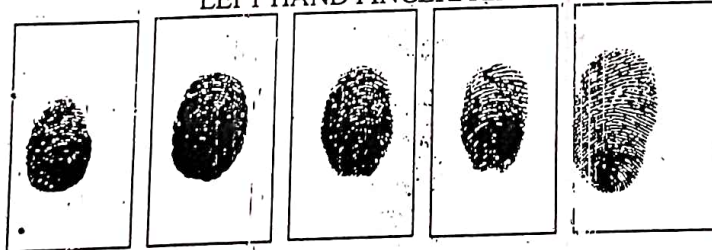
MR. SHIRISH KESHAV NAIK



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



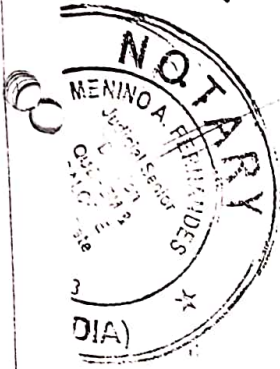
SHK *SHK* *SHK* *SHK* *SHK*

SIGNED, SEALED AND DELIVERED
By the within named PURCHASER/TRANSFEEE
Through its Authorized Director
MR. OSWIN ONFREE DA SILVA



[Handwritten Signature]

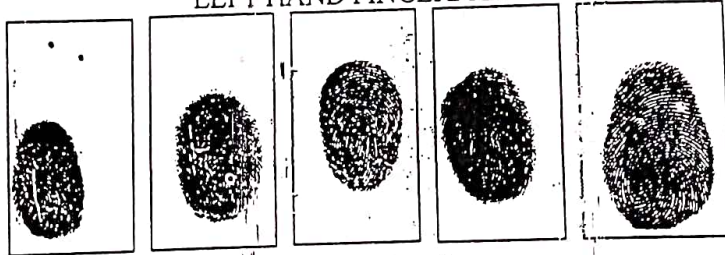
MR. OSWIN ONFREE DA SILVA



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



IN THE PRESENCE OF WITNESSES:

1. Miss. Frany Colaco, *[Signature]*
Seraulim, Salcete, Goa.

2. Mr. Kalidas .M. Vernekar, *[Signature]*
R/o. F-9, Sançhayani, Anant Vishwa, Hsg Sty,
Vidhyanager, Gogol, Margao, Salcete, Goa.

[Signatures of witnesses and notary]



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

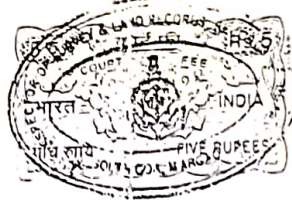


Plan Showing plots situated at
 Village : DRAMPUR
 Taluka : SALCETE
 Survey No./Subdivision No. : 230/ 6 & 7
 Scale : 1:1000

28/10/10 28/10/10

Shankar

(Sudesh K N Bhairch)
 Inspector of Survey & Land Records
 Margao-Goa



10
 SURVEY No. 230

Generated By : P.V.F. DESSAI
 On : 15-10-2019

P.V.F. DESSAI

Compared By : K.B. Gaude

K.B. Gaude

SMY *GAH* *Shankar*



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 08-Nov-2019 10:11:57 am

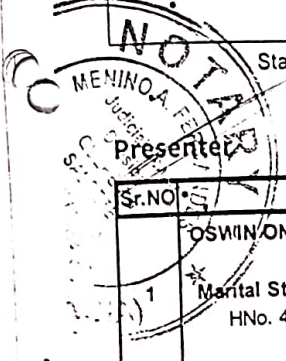
Document Serial Number :- 2019-MGO-3328

Presented at 10:11:48 am on 08-Nov-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	742500
2	Registration Fee	577500
3	Mutation Fees	2500
4	Processing Fee	770
Total		1323270

Stamp Duty Required : 742500

Stamp Duty Paid : 742500



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	OSWIN ONFREE DA SILVA, S/o - D/o Theodoro Marcal Da Silva Age: 48, Marital Status: , Gender: Male, Occupation: Business, Address1 - HNo. 499 Nagvaddo Betalbatim Salcete Goa., Address2 - PAN No.: [redacted]			



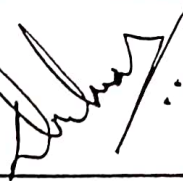
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Suhas Upendra Naik, S/o - D/o Upendra Naik Age: 64, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - KNN Building Mariano Gracias Road, Margao Salcete Goa, Address2 - Salcete Margao, PAN No.: [redacted]			
2	Mr Suhas Upendra Naik, S/o - D/o Upendra Naik Age: 64, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - KNN Building Mariano Gracias Road, Margao Salcete Goa, Address2 - Salcete Margao, PAN No.: [redacted]			







NOTARY
DA FERNANDES

Party Name and Address	Photo	Thumb	Signature
3 Nitish Upendra Naik ,S/o - D/o Upendra Naik Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - KNN Building Mariano Gracias Road Margao, Salcete, Goa., Address2 - Salcete Margao, PAN No.: [REDACTED]			Nitish
4 Nitish Upendra Naik ,S/o - D/o Upendra Naik Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - KNN Building Mariano Gracias Road Margao, Salcete, Goa., Address2 - Salcete Margao, PAN No.: [REDACTED]			Nitish
5 Shrish Keshav Naik ,S/o - D/o Keshav Krishna Naik Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - KNN Building Margao Salcete Goa., Address2 - Salcete Margao., PAN No.: [REDACTED]			Shrish
Shrish Keshav Naik ,S/o - D/o Keshav Krishna Naik Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - KNN Building Margao Salcete Goa., Address2 - Salcete Margao., PAN No.: [REDACTED]			Shrish
7 Mr Oswin Onfree Da Silva ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - Marshal Residency, Ground Floor, Church Square, Betalbatim, Salcete, Goa., Address2 - , PAN No.: [REDACTED]			Oswin
8 Mr Oswin Onfree Da Silva ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: Address1 - Marshal Residency, Ground Floor, Church Square, Betalbatim, Salcete, Goa., Address2 - , PAN No.: [REDACTED]			Oswin
9 SHAUNAK SUDIN NAIK ,S/o - D/o Sudin Bhagwant Naik Age: 34, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Hno. 334 1st floor, Comba Margao, Salcete, Goa, Address2 - PAN No.: [REDACTED]			Shaunak
10 SHAUNAK SUDIN NAIK ,S/o - D/o Sudin Bhagwant Naik Age: 34, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Hno. 334 1st floor, Comba Margao, Salcete, Goa, Address2 - PAN No.: [REDACTED]			Shaunak
11 OSWIN ONFREE DA SILVA ,S/o - D/o Theodoro Marcal Da Silva Age: 48, Marital Status: ,Gender:Male,Occupation: Business, Address1 - HNo. 499 Nagvaddo Betalbatim Salcete Goa., Address2 - PAN No.: [REDACTED]			Oswin

11/8/2019

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	OSWIN ONFREE DA SILVA, S/o - D/o Theodoro Marcal Da Silva Age: 48, Marital Status: , Gender: Male, Occupation: Business, Address1 - 99 Nagvaddo Betalbatim Salcete Goa., Address2 - PAN No.: <input type="text"/>			

Witness:
I/We individually/collectively recognize the Vendor, Purchaser, POA Holder, Authorized Representative.

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	K. Das Vemekar, 70 ,1949-05-19 ,9923490339 . ,Self Employed , Marital status : Married 403601, Flat No. F-9, Flat No. F-9, Sanchayani Anant Vishwa, Vidyanagar Gogai Salcete South Goa Matgao, Salcete, SouthGoa, Goa			
2	Freny Colaco, 28 ,1991-05-05 ,869828400R. , Service , Marital status : Unmarried 403708, H.No. 77 Acsona Seraulim Salcete Goa., H.No. 77 Acsona Seraulim Salcete Goa. Seraulim, Salcete, SouthGoa, Goa			



Jande 01/19
Sub Registrar
— CUM —
— REGISTRAR —

Document Serial No:-2019-MGO-3328

Book :- 1 Document
Registration Number :- MGO-1-3226-2019
Date : 08-Nov-2019

Janet 01/11/19

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

~~NOTARIAL~~
~~CUM~~
~~REGISTRAR~~
~~SALCETE~~



Certified to be a true
Xerox Copy of the original

~~M. NOA FERREIRA~~
~~NOTARY~~
~~QUIPPIM & SALCETE~~
~~Govt. of Goa (India)~~
~~Reg. No. 6859/19~~
~~Interim 13/11/19~~

