

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 23-Feb-2021 10:39:13

Date of Receipt: 23-Feb-2021

Receipt No : 2020-21/2/3444

Serial No. of the Document : 2021-MGO-754

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SANDIP NAGESH NAIK** for Registration of above Document in Book-1 for the year 2021

Registration Fee	477400	E-Challan	• Challan Number : 202100177040 • CIN Number : CPAAQOFWM3	477400
Processing Fee	420	E-Challan	• Challan Number : 202100177040 • CIN Number : CPAAQOFWM3	420
Total Paid	477820 (Rupees Four Lakh Seventy Seven Thousands Eight Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : *EVAREST DINIZ*



Sandip
Signature of the Presenter

Jaydeh
Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **23-Feb-2021**

Signature of the person receiving the Document

Jaydeh
Signature of the Sub-Registrar

Please issue

(Rupees six Lacs Fourteen Thousand only)

CITIZEN CREDIT CO-OP. BANK LTD.



Jelba

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SARMA BEKER CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5(STP(V))/C.R./35/3/2011-RD

32305 118421 NON JUDICIAL गौण
FEB 18 2021
ZERO SIX ONE FOUR ZERO ZERO ZERO
12:16
R.0614000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser.....MASTER BUILDERS AND DEVELOPERS

Master Builder and Developers
Sandip Nagesh Naik Sandip



DEED OF SALE

T. Andrade Mtdhodes

For MASTER BUILDERS AND DEVELOPERS

Sandip Shrivastava
Partners

DEED OF SALE

THIS DEED OF SALE is made and executed at Margao, Goa, on this 18th day of the month of February of the year Two Thousand and Twenty One (18.02.2021);

BY AND BETWEEN

1. Shri TOMATURGO ANDRADE, alias TAMATURGO ANDRADE, son of Shri Basilio Andrade, aged 55 years, Businessman, Indian national, having PAN NO. , Aadhaar No. , and his wife

2. Smt. MONICA ANDRADE, daughter of Mr. Thomas Benjamin Coutinho, aged 47 years, housewife, Indian National, having PAN NO. , Aadhaar No. , both residents of H. No. 307, near Chapel, Ambajim, Fatorda, Salcete, Goa, both hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, executors, administrators, and assigns) of the **FIRST PART**

T. Andrade

M. Andrade

For MASTER BUILDERS AND DEVELOPERS
[Signature]
Partners



AND

1. **MASTER BUILDERS & DEVELOPERS**, a partnership firm, duly registered, having registered office at Osia Commercial Arcade, C Wing, C-405/406/407, 4th Floor, Opposite Town & Country Planning Department, SGPDA Market, Margao, Salcete, Goa, 403601, having PAN No. and herein represented by both the partners,

(1) **Mr. Sandip Nagesh Naik**, 52 years, married, businessman, son of Mr. Nagesh Naik, Indian National, having Pan Card No. and Aadhaar No.

, Phone No. 9822147911, Email: sandeep.naik91@yahoo.com, resident of H No. 462/C, Aquem Baixo, Navelim, Salcete, Goa, 403707 and the other partner

(2) **Mr. Evarest Redemptor Diniz**, aged 52, married, business, Indian National, Aadhaar No. , PAN Card No. , Email: evarest.diniz@yahoo.in, Phone No. 7744011967, resident of Kargil Lane, Opposite Phoenix Estates, Gogol, Margao, Goa, 403601 and hereinafter referred to as the "**THE PURCHASER**" (which expression shall unless

T. Indrade

Mtdrade

For MASTER BUILDERS AND DEVELOPERS

Sandip

Diniz

Partners

repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, executors, administrators, and assigns) of the **SECOND PART.**

WHEREAS there exists a property known as **MACODEALEM**, situated at village **Ambajim**, in the city of **Margao, Taluka of Salcete, District of South Goa, State of Goa**, described in the Land Registration Office under No.280 at pages 249 overleaf of Book No. B No. 2 (old series), enrolled in the Land Revenue Office under Matríz no.2150 and previously, surveyed under Chalta No. 13 of P.T Sheet No. 15 and Chalta No. 2 and 3 of P.T Sheet No. 22 of Margao City more particularly described in Schedule-I hereunder written and hereinafter referred to as the "SAID PROPERTY"

AND WHEREAS the said property originally purchased by Mr. Agostinho Andrade, Hermenegildo Andrade and Basilio Andrade in three equal parts by virtue of Sale Deed dated 15/09/1941.

AND WHEREAS thereafter Mr. Agostinho Andrade and his wife Mrs. Maria Florina Expectacao Monteiro sold their entire share in the above mentioned property to Mr. Basilio Andrade by virtue of Sale Deed dated 28/04/1942.

T. Andrade

M. Andrade

For MASTER BUILDERS AND DEVELOPERS

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Partners

AND WHEREAS thereafter Mr. Hermenegildo Andrade and his wife Mrs. Genoveva A. F. R. Rebello sold their entire share in the above mentioned property to Basilio Andrade by virtue of Sale Deed dated 30/06/1952.

AND WHEREAS Mr. Basilio Andrade became the absolute owner in possession and enjoyment of the said property.

AND WHEREAS upon the death of Mr. Basilio Andrade the Inventory Proceedings bearing 86/99 were initiated in the Comarca Court at Margao, and in the said proceedings, the property was divided into several Plots and vide the Judgement Order and Consent Decree, dated 01/04/2000, Plot N was allotted to Tomaturgo Andrade. The plot N admeasured 1287 square metres but as the 6 mts. wide parallel road passes through the property and therefore now Plot N admeasures 1240 square metres and is Surveyed under Chalta No. 39 of P.T.Sheet No. 22 of Margao City and more particularly described in Schedule-II hereunder written and hereinafter referred to as the "SAID PLOT"

AND WHEREAS the VENDORS do hereby covenant with the PURCHASER as follows:

T. Andrade

M. Andrade

For MASTER BUILDERS AND DEVELOPERS

[Signature]

[Signature]
Partners

1. That the VENDORS title in the said plot hereby sold is perfect and unassailable and that the VENDORS do have the right, power and authority to sell the same to the PURCHASER without any let or hindrance.

2. That this sale is made free from any encumbrance or charge whatsoever, that there is no mundkar, tenant claims and cases and/or no kind of litigation pending in any court, and no State/Central/local body acquisition/ attachment/ ordinance /recovery proceedings/ tax demand/ public demand.

3. That whenever reasonably required, the VENDORS shall, do all that should be necessary or convenient to ensure that the PURCHASER peaceably holds and enjoys the said plot hereby sold to him.

4. That in the event the PURCHASER is ever dispossessed from the said plot hereby sold or any part thereof, by REASON OF ANY DEFECT in the title of the VENDORS, the VENDORS do hereby agree to suitably compensate the PURCHASER and indemnify the PURCHASER and save him from any loss.

AND WHEREAS the PURCHASER has approached the VENDORS to purchase the SAID PLOT for the TOTAL

T. Indrade M. Indrade

For MASTER BUILDERS AND DEVELOPERS

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Partners

consideration of Rs. 1,36,40,000/-, which is the market value of the plot.

AND WHEREAS the VENDORS has acceded to the request of the PURCHASERS and has agreed to sell the said Property, for a total consideration of Rs. 1,36,40,000/-, which is its present market value.

AND WHEREAS the terms and conditions have been agreed by and between the parties hereto, which they desire to put in writing.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1) That in pursuance of the said agreement and in consideration of a sum of Rs. 1,36,40,000/- (Rupees One Crore, Thirty six Lakhs Forty Thousand only), paid by the said PURCHASER unto the said VENDORS, at the time of execution of the present Sale Deed (the receipt of which the said VENDORS do hereby accepts, admits and confirms) the said VENDORS do hereby transfers, conveys and assigns by way of Sale all that SAID PLOT, as more particularly described in Schedule II hereunder written and delineated in the red colour boundaries in the plan annexed hereto forever and

T. Indrade

M. Indrade

For MASTER BUILDERS AND DEVELOPERS

[Signature]

[Signature]
Partners

absolutely, together with all area, ways, compounds, parks, passages, drains, water sources, plants, trees, light, liberties, easements profits, privileges, advantages, rights, members and appurtenances, whatsoever to the SAID PLOT belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof be appurtenant thereto and all the estate, right, title, interest, use, inheritance, PROPERTY, possession, benefit, claim and demand, whatsoever both at a law and in equity of the VENDORS into, out of or upon the SAID PLOT, TO HAVE AND TO HOLD ALL AND SINGULAR THE SAID PLOT sold, assigned, released, conveyed, assured and confirmed or intended to the use and benefit of the PURCHASER forever absolutely to all the rents, taxes, assessments, rates, duties, now chargeable upon the same or which may hereafter become payable.

2) The VENDORS does hereby covenants with the PURCHASER, that notwithstanding any act, deed or thing whatsoever by him, the VENDORS or any persons lawfully and equitably claiming by, from through, under or in trust for him, made, done, committed or knowingly or willingly suffered to the contrary, the VENDORS now has good right, full power and absolute authority to grant sell, assign, release, convey transfer and assure the SAID PLOT hereby sold, granted, assigned, assured,

T. Andrade

ms Andrade

For MASTER BUILDERS AND DEVELOPERS

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Partners

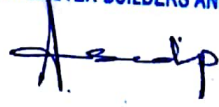

transferred and conveyed to the use and benefit of the PURCHASER in the manner aforesaid.

3) The PURCHASER shall and may at all times hereafter peaceably and quietly enter upon, own, held, occupy posses and enjoy the SAID PLOT and do development and receive the rents issues and profits, thereof and of every part thereof to and for his own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the VENDORS or his heirs or their person or persons, lawfully and equitably claiming or to claim by, from, under, or in truest for them. And further that he the VENDORS and all the persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the SAID PLOT or any part thereof from under, or in trust for the VENDORS or his respective heirs, executors and administrator or any of them shall and will from time to time and at all times hereafter at the request and the cost of the PURCHASER do and execute or cause to be done or executed all such further and other acts, deeds, matters, things conveyances and assurances in law whatsoever for the better and more perfectly granting, conveying, transferring and assuring the SAID PLOT and every part thereunto and to the use and benefit of the PURCHASER, or his heirs, executors, successors and assigns as shall be reasonably required in the manner aforesaid, and the VENDORS shall attend the Sub Registration Office and admit execution of the present Deed of Sale.

T. Indrade

Mdnade

For MASTER BUILDERS AND DEVELOPERS

 
Partners

4) The VENDORS covenants that if for any defect in the title of the VENDORS, the PURCHASER or his successors-in-title, heirs, executors, administrators, assigns, legal representatives, nominees and transferees are at any time dispossessed of the SAID PLOT, subject matter of this deed, then the VENDORS undertake to remove all the defects in title of the same at the cost and expenses of the VENDORS and make good the title of the SAID PLOT.

5) In case of any claim by third party to the SAID PLOT by way of co-ownership, mundkarship, etc., the VENDORS shall be liable to settle such claims at their own cost.

6) The VENDORS further covenants that they have not received any notice of acquisition or requisition from any authorities in respect of the SAID PLOT, the subject matter of this deed, neither there are any litigations or dispute pending in any Courts, any Forum or before any Authorities concerning the SAID PLOT.

7) The VENDORS assures the PURCHASER that there are no arrears of any tax and /or dues payable on the SAID PLOT to any local or Government body.

T. Andrade

Md. Andrade

For MASTER BUILDERS AND DEVELOPERS

[Signature]

[Signature]
Partners

8) The VENDORS shall indemnify and keep indemnified the PURCHASER against any loss which he may suffer due to the defect in title of the SAID PLOT or claim by any person/s, institution, Govt. Authority, etc.

9) That the VENDORS and the PURCHASER hereby declare that they do not belong to the scheduled caste/ scheduled Tribes 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.

10) The VENDORS hereby gives their no objection to the ISLR, City Survey Office, Margao, or Mamlatdar of Salcete, for PURCHASER to carry out the mutation in Form D of the SAID PLOT/CHALTA by including his name and deleting their name, without service of notice to them, and through this Deed of Sale Document, the VENDORS hereby give their unconditional NO OBJECTION to the Mamlatdar/ISLR, Salcete to Delete their names and enter the names of the PURCHASER in Form D, admeasuring 1240 square metres and Surveyed under Chalta No. 39 of P.T.Sheet No. 22 of Margao City Survey, and also waiving off the service of notice to the VENDORS.

T. Andrade

M. Andrade

For MASTER BUILDERS AND DEVELOPERS

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Partners

11) The said value of Rs. 1,36,40,000/-, (Rupees One Crore, Thirty six lakhs Forty Thousand only), of the plot is the present market value of the SAID PLOT which is in S1 Zone and stamp duty @ 4.5% is amounting to Rs. 6,13,800/- and hence the Stamp Paper amount of Rs. 6,14,000/- is affixed to this deed.

SCHEDULE I
(OF THE SAID PROPERTY)

ALL THAT property known as MACODEALEM, situated at Ambajim, in the city of Margao, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No.280 at pages 249 overleaf of Book No. B No. 2 (old series), enrolled in the Land Revenue Office under Matriz no. 2150 and previously, surveyed under Chalta No. 13 of P.T Sheet No. 15 and Chalta No. 2 and 3 of P.T Sheet No. 22 of Margao City bounded as under:-

East: By properties of Custodio Andrade, Roque Velho and Luciano Andrade

West: By drain and property of heirs of Jose bento Miranda

North: By the Paddy Field of comunidade and property of heirs of Jose Inacio Rodrigues;

South: By Road and property of Adolfo Barreto Xavier.

T. Andrade

Andrade

For MASTER BUILDERS AND DEVELOPERS

Asadip Quir

Partners

SCHEDULE II

OF THE SAID PLOT

All that part of the property described in Schedule I, above, bearing plot N (presently entire Chalta No. 39), admeasuring 1240 square metres and is Surveyed under Chalta No. 39 of P.T.Sheet No. 22 of Margao City Survey and is bounded as follows

On the East: By Property Surveyed under Chalta 13/PTSheet No. 15 Reserved as Road

On the West: By Property Surveyed under P.T.Sheet No. 22, Chalta No. 38

On the North: By the Property Surveyed under P.T.Sheet No. 22, Chalta No. 38,

On the South : By Property Surveyed under P.T.Sheet No. 22, Chalta No. 14,

T. Andrade

M. Andrade

For MASTER BUILDERS AND DEVELOPERS

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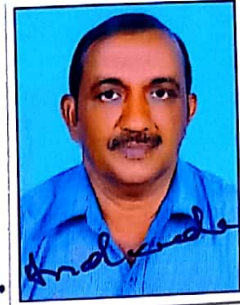
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Partners

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, date, month and the year first herein above mentioned.

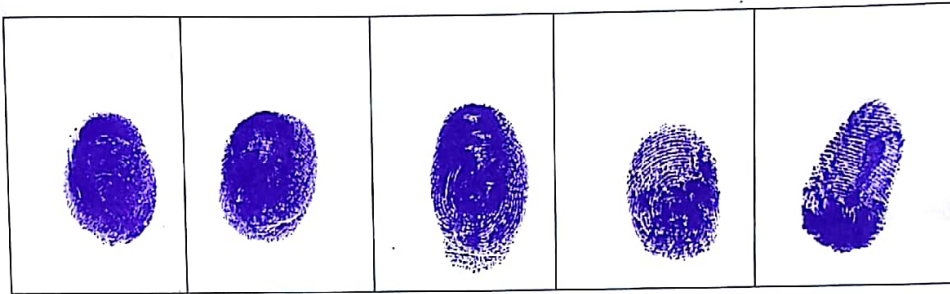
SIGNED AND DELIVERED

BY THE WITHIN NAMED AS VENDORS

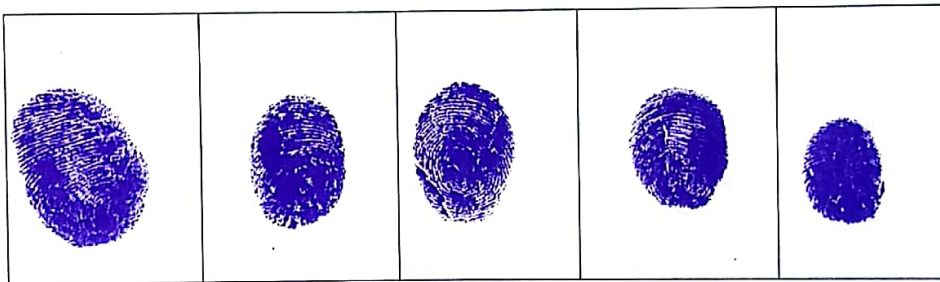


T. Andrade

Mr. TOMATURGO ANDRADE



Left hand finger impression of MR. TOMATURGO ANDRADE



Right hand finger impression of MR. TOMATURGO ANDRADE

T. Andrade

M Andrade

For MASTER BUILDERS AND DEVELOPERS
[Signature] *[Signature]*
Partners

SIGNED AND DELIVERED

BY THE WITHIN NAMED AS
VENDORS

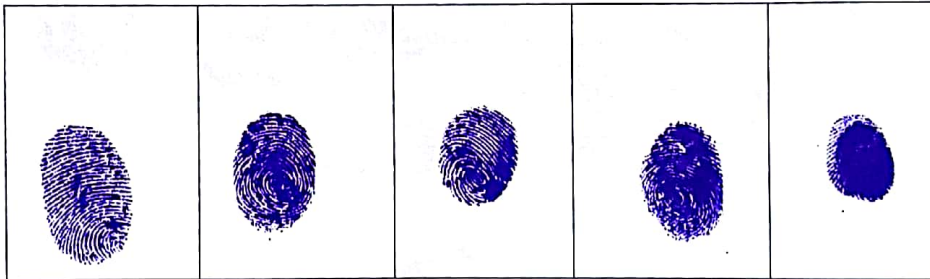


M Andrade

Mrs. MONICA ANDRADE



Left hand finger impression of Mrs. MONICA ANDRADE



Right hand finger impression of Mrs. MONICA ANDRADE

T. Andrade

M Andrade

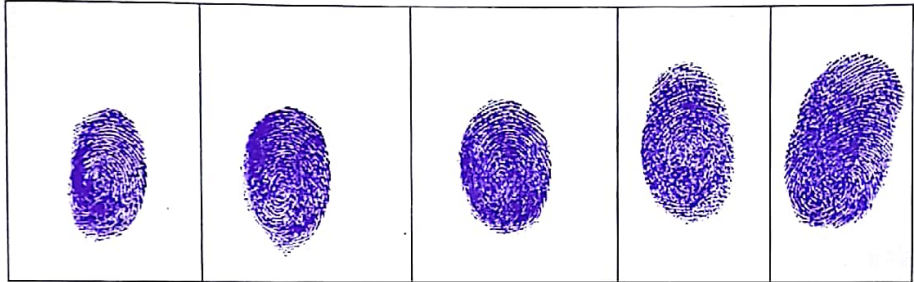
For MASTER BUILDERS AND DEVELOPERS
[Signature] *[Signature]*
Partners

SIGNED AND DELIVERED by the
within named **the PURCHASER**
AS PARTNER OF
MASTER BUILDERS AND
DEVELOPERS



Sandip

Mr. SANDIP NAGESH NAIK



Left hand finger impression of Mr. Sandip Nagesh Naik



Right hand finger impression of Mr. Sandip Nagesh Naik

T. Andrade

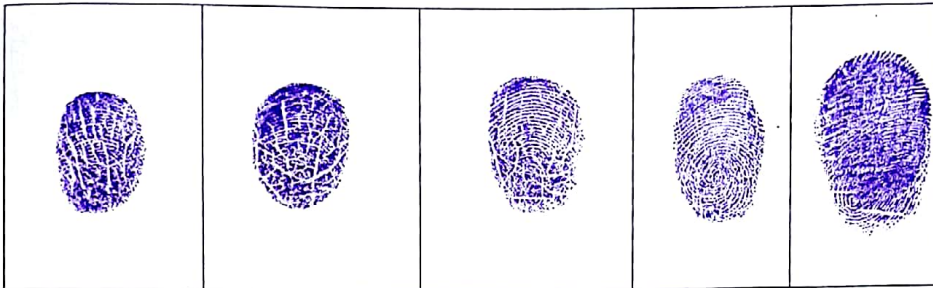
M. Andrade

For MASTER BUILDERS AND DEVELOPERS
Sandip *Andrade*
Partners

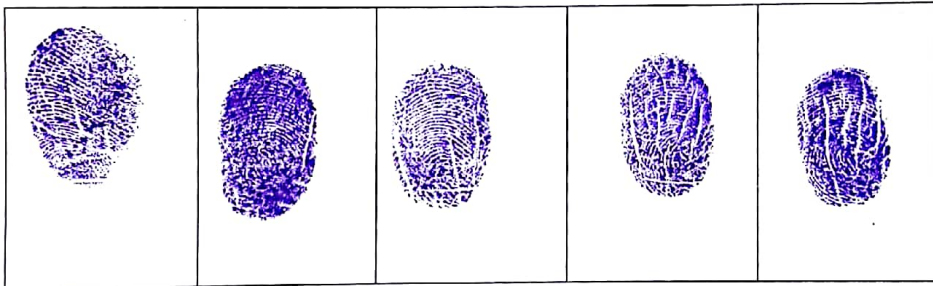


Diniz

Mr. EVAREST REDEMPTOR DINIZ



Left hand finger impression of Mr. Evarest Redemptor Diniz



Right hand finger impression of Mr. Evarest Redemptor Diniz

T. Andrade

M. Adrole

For MASTER BUILDERS AND DEVELOPERS

[Signature]

Diniz
Partners

WITNESSES:

1. Mr. Vinay Mahadev Gaonkar, aged 23 yrs, service,
unmarried, son of Mahadev Gaonkar,
Aadhaar _____, resident
of House No. 271, Paroda, Gudi,
Quepem, Goa, Pin 403705



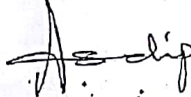
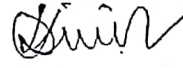
2. Mr. Neville A. Barreto, Advocate, 50 yrs,
married, son of Santana Barreto, Aadhaar
Res. of House No. 80/A /F-2,
Casa De Alegria, Xirem, Verna, Salcete,
Goa. Pin 403722



T. Andrade

M. Andrade

For MASTER BUILDERS AND DEVELOPERS

 
Partners



GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

MARGAO-GOA

REF-REV192100173



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.22/ Chalta No.39
Scale :1:500

SAVIO Digitally signed
by SAVIO
CAJETAN CAJETAN SILVEIRA
SILVEIRA Date: 2021.01.13
12:30:36 +05'30'

Inspector of Survey & Land Records
Margao-Goa



T. Andrade
msd hde

For **MASTER BUILDERS AND DEVELOPERS**

Jecdy *Quir*
Partners

Generated By :P.V.F.DESSAI
On : 12-01-2021

PRINT SIZE A4



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 23-Feb-2021 10:02:34 am

Document Serial Number :- 2021-MGO-754

Presented at 10:02:24 am on 23-Feb-2021 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	613800
2	Registration Fee	477400
3	Mutation Fees	2500
4	Processing Fee	420
Total		1094120

Stamp Duty Required :613800/-






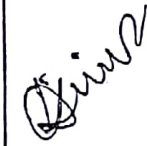
Stamp Duty Paid : 614000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDIP NAGESH NAIK ,Father Name:Nagesh Naik, Age: 52, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - Osia Commercial Arcade, C Wing, C-405-406-407, 4th Floor, Opposite Town and Country Planning Department, SGPDA Market, Margao, Salcete - Goa, Address2 - Margao Salcete - Goa, PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TOMATURGO ANDRADE , Father Name:Basilio Andrade, Age: 55, Marital Status: Married ,Gender:Male, Occupation: Business, H.No. 307, Near Chapel, Ambajim, Fatorda, Salcete - Goa, PAN No.:			
2	MONICA ANDRADE , Father Name:Thomas Benjamin Coutinho, Age: 47, Marital Status: Married ,Gender:Female, Occupation: Housewife, H.No. 307, Near Chapel, Ambajim, Fatorda, Salcete - Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SANDIP NAGESH NAIK , Father Name:Nagesh Naik, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, Osia Commercial Arcade, C Wing, C-405-406-407, 4th Floor, Opposite Town and Country Planning Department, SGPDA Market, Margao, Salcete - GoaMargao Salcete - Goa, PAN No.:			
4	WILLIAM REDEMPTOR DINIZ , Father Name:William Redemptor Diniz, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, Osia Commercial Arcade, C wing, C-405-406-407, 4th Floor, Opposite Town and Country Planning Department, SGPDA Market, Margao, Salcete - GoaMargao, Salcete - Goa, PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VINAY MAHADEV GAONKAR, Age: 23, DOB: , Mobile: 9822147911 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403705, H.no. 271 Paroda Gudi Quepem Goa, H.no. 271 Paroda Gudi Quepem Goa, Paroda, Salcete, South Goa, Goa			
2	Name: NEVILLE A BARRETO, Age: 50, DOB: , Mobile: 9822147911 , Email: , Occupation: Advocate , Marital status : Married , Address: 403722, Verna Salcete - Goa, Verna Salcete - Goa, Verna, Salcete, South Goa, Goa			

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23/11/2021
Sub Registrar
Civil Registrar
Cum
Sub Registrar
Salcete

Document Serial Number :- 2021-MGO-754

Document Serial No:-2021-MGO-754

Book :- 1 Document
Registration Number :- **MGO-1-729-2021**
Date : 23-Feb-2021

*Jurak
23/2/2021*

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

Civil Registrar
~~Cum~~
Sub Registrar
Salcete