

(Rupees One Lakh Thirty Five Thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STP(V)/C.R./35/33/2011-RD

भारत 09869 NON JUDICIAL गौज
141287 NOV 27 2017
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R.0135000/- PB7122
INDIA STAMP DUTY GOA

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

Perera
AUTHORISED SIGNATORY

Name of Purchaser: NAIM SIDDIQUE

DEED OF SALE

THIS DEED OF SALE is made at Margao on this 27th
day of November, 2017;

[Signature]

Monita

[Signature]

BETWEEN

1. **MR. FARAM DARA PATEL**, son of late Mr. Dara Patel, aged 47 years, businessman, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No.

mobile No.

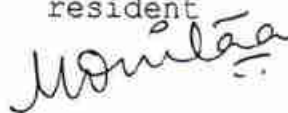
Email id.

married, and his wife

2. **SMT. MONITA FARAM PATEL**, wife of Faram Patel, aged about 41 years, married, housewife, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No. mobile No. , Email id. and both residing at B-1/S1-S2, Queeny Vision, Queeny Nagar, Velsao, Goa-403712, hereinafter jointly and collectively referred to as **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall include their respective heirs, legal representatives, successors and assigns) **OF THE FIRST PART;**

AND


3. **MR. NAIM ABDUL MAZID SIDDIQUE**, son of Abdul Mazid Nawazis Hussain Siddique, aged 59 years, businessman, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No. mobile No. having Email R-93, MIDC Zadgoan, resident block, Ratnagiri, Midc, Zadgoan resident block


Ratnagiri, Maharashtra, 415639 Hereinafter referred to as the "PURCHASER", (which expression shall unless the same be repugnant to the context or meaning thereof includes their legal heirs, legal representatives, administrators, executors and assignee) **OF THE SECOND PART;**

All the Parties to this present Agreement are Indian Nationals.

WHEREAS, the Vendors are the owners in possession of **AND WHEREAS**, there exists an immovable property denominated as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, totally admeasuring an area of 10505 sq.mts., hereinafter referred to as the 'SAID PROPERTY' for the sake of brevity and more particularly described in Schedule I hereunder.


AND WHEREAS, the said property originally belonged to Mr. Jose Batista Pereira, who was a bachelor, who sold the said property to Mr. Raghunath Xete Arsekar, who was also known as Mr. Rogunata Xete Archecar, vide Deed of Sale and Quittance duly executed on 11/09/1944 before the Notary Arfano de Loyola Patrick Furtado and recorded at Folio 43V onwards of the Notarial Book of Deeds No. 580.

AND WHEREAS, the Deed of Sale and Quittance dated 11/09/1944 is inscribed in Land Registration Office of Salcete on 22/09/1944 under No. 39672 at Folio 78V of Book G No. 43 which is inscribed in favour of Mr. Rogunata Xete Archecar.

AND WHEREAS, the said Mr. Rogunata Xete Archecar and his wife expired without leaving behind any descendants or ascendants and as such, the said property devolved unto his brothers, Mr. Damodar Arsekar alias Daamu Arsekar and Mr. Datta Arsekar.

AND WHEREAS, subsequently, the said Mr. Damodar Arsekar alias Damu Arsekar and his wife expired, leaving behind them their two sons namely Mr. Ramchandra Arsekar and Mr. Hanumanth Arsekar.







AND WHEREAS, the said Mr. Datta Arsekar and his wife expired, leaving behind them their only son namely Mr. Vithal Datta Arsekar.

AND WHEREAS, the said Mr. Ramchandra Arsekar expired, leaving behind him his five children, namely Mr. Jayprakash Ramchandra Arsekar married to Mrs. Shailaja Devi J. Arsekar, late Pradeep Ramchandra Arsekar married to Mrs. Suchitra P. Arsekar alias Deepali Arsekar, Mr. Prasad Ramchandra Arsekar married to Mrs. Calpana P. Arsekar, Mr. Praveen Ramchandra Arsekar married to Mrs. Seema P. Arsekar and a daughter, Mrs. Laxmi N. Bandodkar married to Mr. Narayan A. Bandodkar.

AND WHEREAS, the late Pradeep Ramchandra Arsekar married to Mrs. Suchitra P. Arsekar alias Deepali Arsekar, left behind him his wife, Mrs. Suchitra P. Arsekar alias Deepali Arsekar and two sons namely, Mr. Akshay Pradeep Arsekar and Mr. Amay Pradeep Arsekar.

AND WHEREAS, all the aforesaid heirs of Mr. Ramchandra Arsekar were allotted their share in the said property in lieu of Inventory Proceedings No. 7/2009/II instituted in the







Court of the Civil Judge Senior Division, at Margao.

AND WHEREAS, the said Mr. Hanumanth Arsekar was married to Mrs. Nalini Arsekar.

AND WHEREAS, the said Mrs. Nalini Arsekar expired on 2/04/1986, leaving behind her widower, Mr. Hanumanth Damodar Arsekar and her sole and universal heirs namely Mrs. Sucheta Charudatta Deshpande married to Mr. Charudatta Laxman Deshpande, Mrs. Sneha P. Ruke married to Mr. Prakash R. Ruke, Mrs. Sunetra V. Sarsar married to Mr. Vijaykumar Sarsar, Mrs. Sudesha Deepak Bondre alias Sudeha Deepak Bondre married to Mr. Deepak Motiram Bondre, Mrs. Shraddha Prashant Mandre married to Mr. Prashant Ganpat Mandre, and Mrs. Anandi A. Kauffmann married to Mr. Axel Kauffmann.

AND WHEREAS, Mr. Axel Kauffmann and Mrs. Anandi A. Kauffmann vide Deed of Renunciation of Inheritance have relinquished their right, title and interest to the inheritance accrued to them upon the death of Mrs. Nalini Arsekar.

AND WHEREAS, the said Mr. Vithal Datta Arsekar expired leaving behind his widow, Mrs.

Vithal Datta

Moultan

[Signature]

Shrimati V. Arsekar and his sole and universal heir, Mr. Anil Vithal Arsekar married to Mrs. Archana Anil Arsekar, who were qualified to their respective share in the said property along with the other assets left behind by their late father/father-in-law vide Deed of Succession drawn on 12/08/2008 in the Office of the Notary Public Ex-Officio Sub-Registrar of Salcete and recorded at Folio 87V onwards of the Notarial Book of Deeds No. 1527.

AND WHEREAS, Shri Jayprakash Ramchandra Arsekar and Othes as Vendors of the First Part sold the said property to the male VENDOR No.1, by virtue of Deed of Sale dated 2/03/2017 duly registered in the Office of the Sub-Registrar of Salcete under Registration No. MGO-BK1-00886-2017, of Book 1, CD No. MGOD100 on 2/03/2017.

AND WHEREAS, the Purchaser has approached the Vendors to purchase a part of the Whole Property, admeasuring 500 square meters, delineated in Colour 'RED' in the Plan annexed hereto, which part of 500sq.mtrs. shall hereinafter be referred to as the SAID PLOT for the sake of brevity and the same is more particularly described in "SCHEDULE II" hereunder.







AND WHEREAS, the Vendors have agreed to sell and the Purchaser has agreed to purchase the SAID PLOT for a total price and consideration of Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only) and on the terms and conditions appearing hereinafter.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH

AS UNDER:-

- (1) That in pursuance to the consideration of the payment of Rs.45,00,000/- (Rupees Forty five Lakhs Only), paid to the VENDORS by the PURCHASER prior to the execution of this Deed of Sale, the receipt whereof the VENDORS hereby admit and acknowledge and from the payment or every part thereof, do hereby release, acquit and discharge the Purchaser forever hereinafter, the Vendors sell, transfer and convey the SAID PLOT unto the Purchaser together with all right, title, interest, claim, use, benefit and demand whatsoever, **TO HAVE AND TO HOLD** the SAID PLOT free from all encumbrances and defects in title, forever as absolute owner along with all actions,

[Signature]
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[Signature]

[Signature]

domain, appurtenances and hereditaments of whatsoever nature.

(2) The VENDORS, do hereby covenant with the Purchaser as under:-

(a) That notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the SAID PLOT free from any encumbrances, attachments or defects in title of whatsoever and that the Vendors have full power and absolute authority to sell, transfer and convey the SAID PLOT absolutely in favour of the PURCHASER herein in the manner as aforesaid.

(b) That as on the date of execution of these presents, the Vendors have placed the PURCHASER in peaceful and vacant possession of the

L. Ram Prasad

Moultan

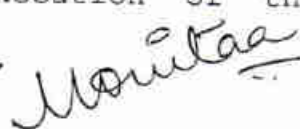
Amir

"SAID PLOT" to have and to use the "SAID PLOT", as absolute owners and possessors thereof, free from any encumbrances, attachments or defects in title of whatsoever nature.

(c) That the Purchaser shall hereafter peaceably hold, possess and enjoy the "SAID PLOT" as absolute estate, without any claim or demand whatsoever from the Vendors, or any other person or persons claiming through or under them.

(d) That the Vendors, shall save harmless, indemnify and keep indemnified the Purchaser from any claims/losses arising out of any encumbrances, charges/ liens or equities whatsoever on account of defect in title of the VENDORS if existing, arising prior to or at the time of execution of this


10



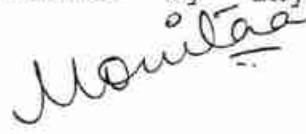


Deed of Sale in respect of
the SAID PLOT.

(e) That the Vendors agree and undertake that at the request of the Purchaser they shall do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever as may be required for further and more effectively conveying and assuring all rights, title and interest to the "SAID PLOT" in the manner aforesaid, as per the true intent and meaning of this Deed of Sale, namely the vesting of full ownership and possessory rights in the Purchaser herein.

(f) That the Vendors shall sign all applications, petitions or memorials, no-objections, for the purposes of carrying out mutation in the Survey Records, as also in any other records maintained by any


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Government or local authorities in respect of the "SAID PLOT". If for any reason the Mutation cannot be carried out and the Purchaser is unable to reap the benefits/suffers losses in respect of the "SAID PLOT", on account thereof the Vendors shall indemnify and keep indemnified the Purchaser against such losses.

(g) The Vendors do hereby expressly authorise the PURCHASER to carry out mutation and partition in respect of the "SAID PLOT", and the very execution of this Deed shall be construed as consent for this purpose as well as no objection.

(h) The Vendors are neither in receipt of any Notice under the Land Acquisition Act, 1894 or any other Act for acquisition /requisition of

[Signature]
12

[Signature]

[Signature]

the whole property or any part thereof, nor has the whole property or any part thereof, been notified for acquisition/requisition under the provisions of the Land Acquisition Act, 1894 or any other Act.

(i) The whole property or any part thereof is not subject matter of any proceedings pending in the civil / criminal court.

(j) The Vendors at the time of execution of the present deed have not entered into any agreement for sale, agreement, Memorandum of Understanding, and / or any written or oral arrangement / agreement/ understanding in respect of the SAID PLOT, with any third party.

(3) The true and correct market value of the "SAID PLOT" is Rs.45,00,000/-

[Signature]
13

[Signature]

[Signature]

(Rupees Forty five Lakhs Only), accordingly, the present Deed of Sale is executed on a Paper franked with Stamp Duty of Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) being the correct stamp duty payable under the law.

- (4) That the VENDORS shall at all times hereinafter indemnify and keep indemnified PURCHASER against any losses, damages, costs, charges, expenses, if any suffered by reason of any breach of the covenants contained herein.
- (5) The PURCHASER after execution of this present Deed of Sale shall partition the SAID PLOT from the said larger property and the VENDORS shall give their no objection to the same.
- (6) The SCHEDULES appended hereto and the PLAN annexed hereto shall form part and parcel of this Deed and shall be construed accordingly.


L. D. Patel
Moultā



(7) The Vendors and the PURCHASER hereby declare that the Said Plot in transaction, does not belong to the Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

(8) All the expenses towards preparation, execution and registration of this Deed of Sale shall be borne by the PURCHASER without any reference to the Seller.

SCHEDULE - I

(DESCRIPTION OF the "WHOLE PROPERTY")

ALL THAT PROPERTY, immovable property denominated as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, totally admeasuring an area of 10505 sq. mts., clearly shown in red colour in

Forum P. Patel

Montae

Montae

the plan annexed hereto and is bounded as under:

On the North: by GIDC land and by public road:

On the South: By plot of Albea Company
formally betts company:

On the East: By nalla and plot of big
box company:

On the West: By public road.

SCHEDULE-II

(DESCRIPTION OF "SAID PLOT")

All that portion/part admeasuring 500 sq.mts, carved out of larger property known as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, delineated in Red Colour in the Plan annexed hereto surveyed under no.272/6 and bounded as under:-

On the North: by GIDC land and by public road:

On the South: By plot of Albea Company
formally betts company:

On the East: By nalla and plot of big
box company:

On the West: By public road.

L. P. P. P.

Monika

[Signature]

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR NO. 1.A.

MR. FARAM DARA PATEL

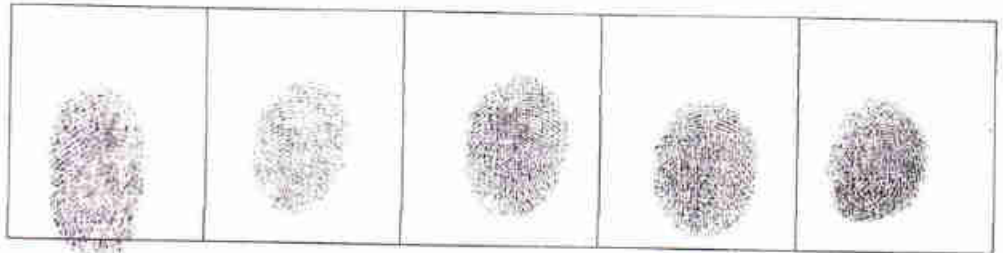


MR. FARAM DARA PATEL

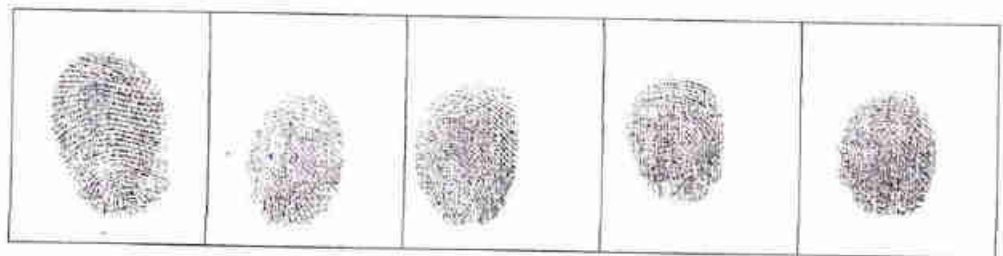


PHOTOGRAPH OF MR. FARAM DARA PATEL

Left:



Right:



Monitara



SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR NO. 1.B.
SMT. MONITA FARAM PATEL

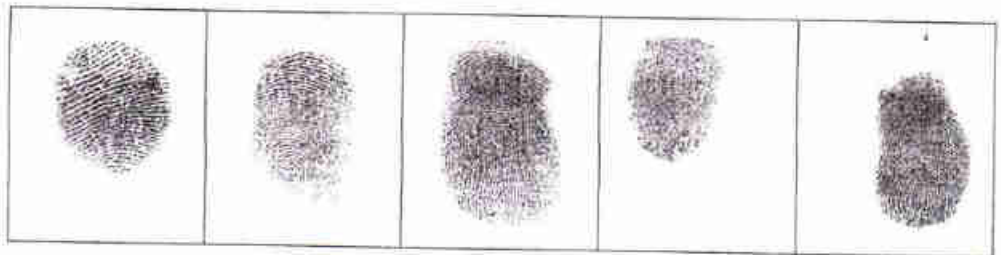
Monita

SMT. MONITA FARAM PATEL

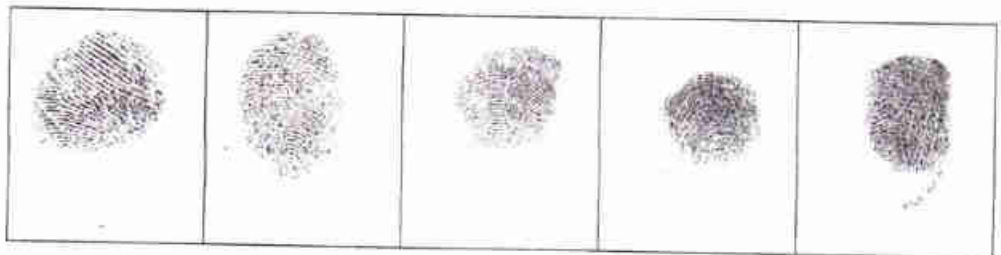


PHOTOGRAPH OF SMT. MONITA FARAM PATEL

Left:



Right:



Faram Patel *Monita*

SIGNED AND DELIVERED BY

WITHIN NAMED PURCHASER

MR.NAIM ABDUL MAZID SIDDIQUE

(Signature)

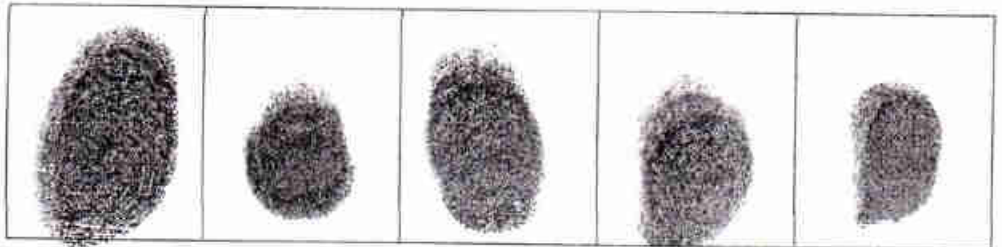


MR.NAIM ABDUL MAZID SIDDIQUE

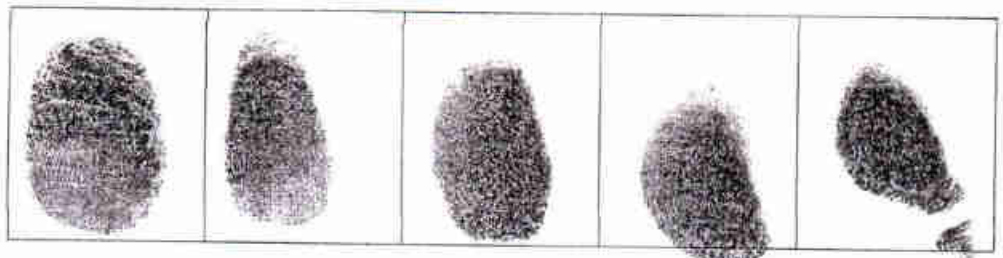
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PHOTOGRAPH OF MR.NAIM ABDUL MAZID SIDDIQUE

Left:



Right:



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Monilara

(Signature)

WITNESSES

Abbas Jazgathi

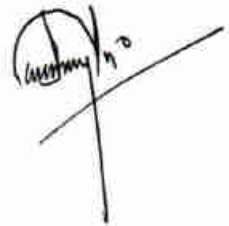


Sandeep Nagamwar



Tom Patel

Moula





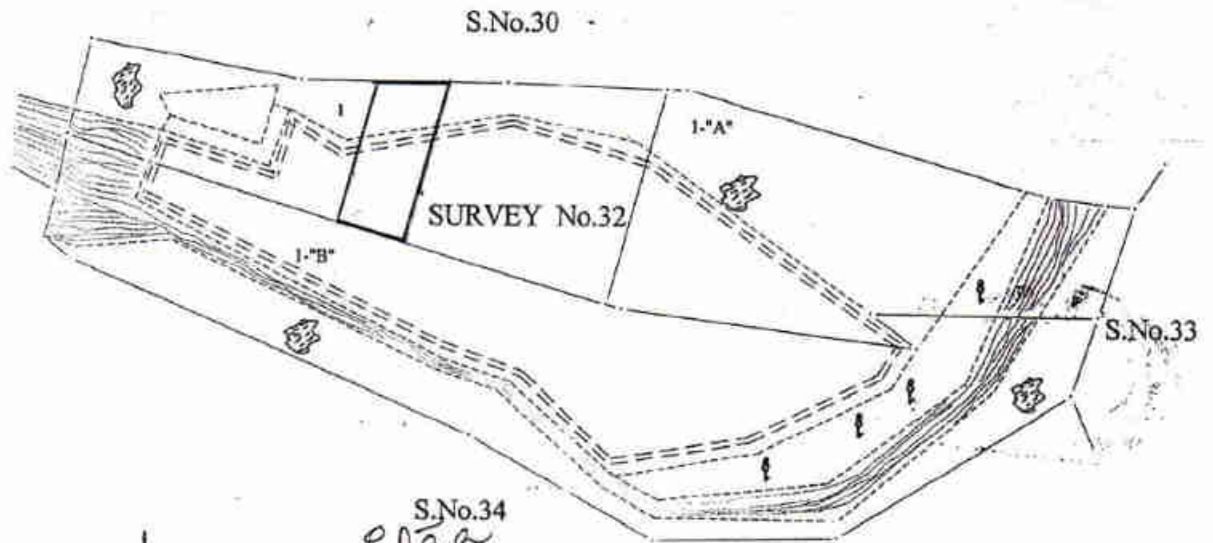
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO - GOA



Plan Showing plots situated at
 Village : NAGOA
 Taluka : SALCETE
 Survey No./Subdivision No. : 32/ 1,1-A&1-B
 Scale : 1:1000

Inward No: 330

[Signature]
 Inspector of Survey & Land Records
 Margao Goa



[Signature]

Moulaa

[Signature]



भारत सरकार
GOVERNMENT OF INDIA



Faram Dara Patel
Year of Birth : 1969
Male



आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Dara Patel, B-1/S1-S2, Queeny
visions, Queeny Realty, Queeny Nagar,
Velsao, South Goa, Cansaulim, Goa,
403712

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 001

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

FARAM DARA PATEL

DARA KUNVERJI PATEL

05/02/1969

Pensioners Account Number

[Redacted]

[Handwritten Signature]

Signature





भारत सरकार
GOVERNMENT OF INDIA



Monita Faram Patel
Year of Birth : 1976
Female



आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

C/O Faram Patel, B1/S1-S2, Queeny
visions, Queeny Realty, Queeny nagar,
Velsao, Cansaulim, South Goa, Mormugao,
Goa, 403712



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1000 160 1947



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P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONITA PRAKASH CHABLANI

P T CHABLANI

26/08/1976

Permanent Account Number

[Redacted]

Monita
Signature





भारत सरकार

भारत सरकार

Government of India

Enrollment No. 1118/00119/29796

To
Naim Abdul Mazid Siddique
S/O Abdul Mazid Nawaz Hussain Siddique
R 93, MIDC Zedqaan Resident Block
Ratnagiri
Midc
Ratnagiri Ratnagiri
Maharashtra 415639

07/05/2013
20062666



MN200626665F1



आपका आधार क्रमांक / Your Aadhar No. :

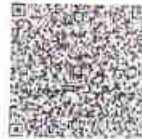
आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

Naim Abdul Mazid Siddique
Year of Birth : 1958
Male



आधार - आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

NAIM ABDUL MAZID SIDDIQUE

ABDUL MAZID NAWAZI SHUSSAIN

SIDDIQUE

01/07/1958

Permanent Account Number

Signature

भारत सरकार

GOVT. OF INDIA



(Rupees Two Lakhs ten thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 401 802

भारत 09868 NON JUDICIAL गॉज
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R_s 0210000/- PB7122
INDIA STAMP DUTY GOA

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

Perera
AUTHORISED SIGNATORY

5625/17

Name of Purchaser... MAUR SANTOSH CHAND

MAUR SANTOSH CHAND *S. Manya*



DEED OF SALE

THIS DEED OF SALE is made at Margao on this
day of November, 2017;

29th
27th *S. Manya*
29th
Manya

Manya

Manya

S. Manya

BETWEEN

1. MR. FARAM DARA PATEL, son of late Mr. Dara Patel, aged ⁴⁵~~47~~ years, businessman, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No.

mobile No.

Email id.

married, and his wife

SMT. MONITA FARAM PATEL, wife of Faram Patel, aged about 41 years, married, housewife, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No.

mobile No.

Email id.

and both residing at B-1/S1-S2, Queeny Vision, Queeny Nagar, Velsao, Goa-403712, hereinafter jointly and collectively referred to as "VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall include their respective heirs, legal representatives, successors and assigns) **OF THE FIRST PART;**

AND

3. MR. MAUR SANTOSH CHAND, Son of late Mr. Shyamlal Maurya, aged 33 years, businessman, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No.

mobile No.

Email id.

H.No.116, Zuarinagar, Mormugao Goa, Hereinafter referred to as the "PURCHASER", (which expression shall unless the same be repugnant to the context or meaning thereof includes his

Faram Patel

2

Monita

S. Maurya



Faram Patel
Monita
S. Maurya

3
legal heirs, legal representatives,
administrators, executors and assignee) OF THE
SECOND PART;



All the Parties to this present Agreement are
Indian Nationals.

WHEREAS, the Vendors are the owners in
possession of AND WHEREAS, there exists an
immovable property denominated as "GALL BHAT",
situated at Nagoa village, within the limits and
jurisdiction of the Village Panchayat of Nagoa,
Taluka and Registration Sub-District of Salcete,
District of South Goa, State of Goa, described
in the Salcete Taluka Land Registration Records
under Description No. 28420 at Folio 51 of Book
No. 73 of the New Series, presently surveyed
under Survey No. 32/0 (32/1), 32/1-A and 32/1-B
of Nagoa Village, totally admeasuring an area of
10505 sq.mts., hereinafter referred to as the
'SAID PROPERTY' for the sake of brevity and more
particularly described in Schedule I hereunder.

AND WHEREAS, the said property originally
belonged to Mr. Jose Batista Pereira, who was a
bachelor, who sold the said property to Mr.
Raghunath Xete Arsekar, who was also known as
Mr. Rogunata Xete Archekar, vide Deed of Sale
and Quittance duly executed on 11/09/1944 before

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the Notary Arfano de Loyola Patrick Furtado and recorded at Folio 43V onwards of the Notarial Book of Deeds No. 580.



AND WHEREAS, the Deed of Sale and Quittance dated 11/09/1944 is inscribed in Land Registration Office of Salcete on 22/09/1944 under No. 39672 at Folio 78V of Book G No. 43 which is inscribed in favour of Mr. Rogunata Xete Archekar.

AND WHEREAS, the said Mr. Rogunata Xete Archekar and his wife expired without leaving behind any descendants or ascendants and as such, the said property devolved unto his brothers, Mr. Damodar Arsekar alias Daamu Arsekar and Mr. Datta Arsekar.

AND WHEREAS, subsequently, the said Mr. Damodar Arsekar alias Damu Arsekar and his wife expired, leaving behind them their two sons namely Mr. Ramchandra Arsekar and Mr. Hanumanth Arsekar.

AND WHEREAS, the said Mr. Datta Arsekar and his wife expired, leaving behind them their only son namely Mr. Vithal Datta Arsekar.

AND WHEREAS, the said Mr. Ramchandra Arsekar expired, leaving behind him his five children,

Vithal Datta

Manilal

S. Ramu

namely Mr. Jayprakash Ramchandra Arsekar married to Mrs. Shailaja Devi J. Arsekar, late Pradeep Ramchandra Arsekar married to Mrs. Suchitra P. Arsekar alias Deepali Arsekar, Mr. Prasad Ramchandra Arsekar married to Mrs. Calpana P. Arsekar, Mr. Praveen Ramchandra Arsekar married to Mrs. Seema P. Arsekar and a daughter, Mrs. Laxmi N. Bandodkar married to Mr. Narayan A. Bandodkar.



AND WHEREAS, the late Pradeep Ramchandra Arsekar married to Mrs. Suchitra P. Arsekar alias Deepali Arsekar, left behind him his wife, Mrs. Suchitra P. Arsekar alias Deepali Arsekar and two sons namely, Mr. Akshay Pradeep Arsekar and Mr. Amay Pradeep Arsekar.

AND WHEREAS, all the aforesaid heirs of Mr. Ramchandra Arsekar were allotted their share in the said property in lieu of Inventory Proceedings No. 7/2009/II instituted in the Court of the Civil Judge Senior Division, at Margao.

AND WHEREAS, the said Mr. Hanumanth Arsekar was married to Mrs. Nalini Arsekar.

AND WHEREAS, the said Mrs. Nalini Arsekar expired on 2/04/1986, leaving behind her

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widower, Mr. Hanumanth Damodar Arsekar and her sole and universal heirs namely Mrs. Sucheta Charudatta Deshpande married to Mr. Charudatta Laxman Deshpande, Mrs. Sneha P. Ruke married to Mr. Prakash R. Ruke, Mrs. Sunetra V. Sarsar married to Mr. Vijaykumar Sarsar, Mrs. Sudesha Deepak Bondre alias Sudeha Deepak Bondre married to Mr. Deepak Motiram Bondre, Mrs. Shraddha Prashant Mandre married to Mr. Prashant Ganpat Mandre, and Mrs. Anandi A. Kauffmann married to Mr. Axel Kauffmann.



AND WHEREAS, Mr. Axel Kauffmann and Mrs. Anandi A. Kauffmann vide Deed of Renunciation of Inheritance have relinquished their right, title and interest to the inheritance accrued to them upon the death of Mrs. Nalini Arsekar.

AND WHEREAS, the said Mr. Vithal Datta Arsekar expired leaving behind his widow, Mrs. Shrimati V. Arsekar and his sole and universal heir, Mr. Anil Vithal Arsekar married to Mrs. Archana Anil Arsekar, who were qualified to their respective share in the said property along with the other assets left behind by their late father/father-in-law vide Deed of Succession drawn on 12/08/2008 in the Office of the Notary Public Ex-Officio Sub-Registrar of Salcete and recorded

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at Folio 87V onwards of the Notarial Book of Deeds No. 1527.



AND WHEREAS, Shri Jayprakash Ramchandra Arsekar and Othes as Vendors of the First Part sold the said property to the male VENDOR No.1, by virtue of Deed of Sale dated 2/03/2017 duly registered in the Office of the Sub-Registrar of Salcete under Registration No. MGO-BK1-00886-2017, of Book 1, CD No. MGOD100 on 2/03/2017.

AND WHEREAS, the Purchaser has approached the Vendors to purchase a part of the Whole Property, admeasuring 1,000 square meters, delineated in Colour 'RED' in the Plan annexed hereto, which part of 2000sq.mtrs shall hereinafter be referred to as the SAID PLOT for the sake of brevity and the same is more particularly described in "SCHEDULE II" hereunder.

AND WHEREAS, the Vendors have agreed to sell and the Purchaser has agreed to purchase the SAID PLOT for a total price and consideration of Rs.60,00,000/- (Rupees Sixty Lakhs Only) and on the terms and conditions appearing hereinafter.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS

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UNDER:-
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(1) That in pursuance to the consideration of the payment of Rs.60,00,000/- (Rupees Sixty Lakhs Only), paid to the VENDORS by the PURCHASER prior to the execution of this Deed of Sale, the receipt whereof the VENDORS hereby admit and acknowledge and from the payment or every part thereof, do hereby release, acquit, and discharge the Purchaser forever, hereinafter, the Vendors sell, transfer and convey the SAID PLOT unto the Purchaser together with all right, title, interest, claim, use, benefit and demand whatsoever, **TO HAVE AND TO HOLD** the SAID PLOT free from all encumbrances and defects in title, forever as absolute owner along with all actions, domain, appurtenances and hereditaments of whatsoever nature.

(2) TDS of 60,000/- (Rupees ^{Sixty} ~~Thirty~~ ^{Five} Thousand Only) calculated at the rate of 1% of the consideration is deducted from the total sale price of Rs.60,00,000/- (Rupees Sixty Lakhs Only).

(3) The VENDORS, do hereby covenant with the Purchaser as under:-

[Handwritten signatures]
 8



(a) That notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the SAID PLOT free from any encumbrances, attachments or defects in title of whatsoever and that the Vendors have full power and absolute authority to sell, transfer and convey the SAID PLOT absolutely in favour of the PURCHASER herein in the manner as aforesaid.

(b) That as on the date of execution of these presents, the Vendors have placed the PURCHASER in peaceful and vacant possession of the "SAID PLOT" to have and to use the "SAID PLOT", as absolute owners and possessors thereof, free from any encumbrances, attachments or defects in title of whatsoever nature.

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9



(c) That the Purchaser shall hereafter peaceably hold, possess and enjoy the "SAID PLOT" as absolute estate, without any claim or demand whatsoever from the Vendors, or any other person or persons claiming through or under them.

(d) That the Vendors, shall save harmless, indemnify and keep indemnified the Purchaser from any claims/losses arising out of any encumbrances, charges/ liens or equities whatsoever on account of defect in title of the VENDORS if existing, arising prior to or at the time of execution of this Deed of Sale in respect of the SAID PLOT.

(e) That the Vendors agree and undertake that at the request of the Purchaser they shall do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever as may be required

John A. P. P.

Monita J. Marryon



for further and more effectively conveying and assuring all rights, title and interest to the "SAID PLOT" in the manner aforesaid, as per the true intent and meaning of this Deed of Sale, namely the vesting of full ownership and possessory rights in the Purchaser herein.

- (f) That the Vendors shall sign all applications, petitions or memorials, no-objections, for the purposes of carrying out mutation in the Survey Records, as also in any other records maintained by any Government or local authorities in respect of the "SAID PLOT". If for any reason the Mutation cannot be carried out and the Purchaser is unable to reap the benefits/suffers losses in respect of the "SAID PLOT", on account thereof the Vendors shall indemnify and keep indemnified the Purchaser against such losses.

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19
19



- (g) The Vendors do hereby expressly authorise the PURCHASER to carry out mutation and partition in respect of the "SAID PLOT", and the very execution of this Deed shall be construed as consent for this purpose as well as no objection.
- (h) The Vendors are neither in receipt of any Notice under the Land Acquisition Act, 1894 or any other Act for acquisition /requisition of the whole property or any part thereof, nor has the whole property or any part thereof, been notified for acquisition/requisition under the provisions of the Land Acquisition Act, 1894 or any other Act.
- (i) The whole property or any part thereof is not subject matter of any proceedings pending in the civil / criminal court.

Laxmi Patel
Monika
J. Narayana



- (j) The Vendors at the time of execution of the present deed have not entered into any agreement for sale, agreement, Memorandum of Understanding, and / or any written or oral arrangement / agreement/ understanding in respect of the SAID PLOT, with any third party.
- (4) The true and correct market value of the "SAID PLOT" is Rs.60,00,000/- (Rupees Sixty Lakhs Only), accordingly, the present Deed of Sale is executed on a Paper franked with Stamp Duty of Rs. 2,10,000/- (Rupees Two Lakhs Ten Thousand Only) being the correct stamp duty payable under the law.
- (5) That the VENDORS shall at all times hereinafter indemnify and keep indemnified PURCHASER against any losses, damages, costs, charges, expenses, if any suffered by reason of any breach of the covenants contained herein..

Foram Patel

Manita
S. Sharma

(6) The PURCHASER after execution of this present Deed of Sale shall partition the SAID PLOT from the said larger property and the VENDORS shall give their no objection to the same.



(7) The SCHEDULES appended hereto and the PLAN annexed hereto shall form part and parcel of this Deed and shall be construed accordingly.

(8) The Vendors and the PURCHASER hereby declare that the Said Plot in transaction, does not belong to the Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

(9) All the expenses towards preparation, execution and registration of this Deed of Sale shall be borne by the PURCHASER without any reference to the Seller.

SCHEDULE - I

(DESCRIPTION OF the "WHOLE PROPERTY")

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ALL THAT PROPERTY, immovable property denominated as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No: 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, totally admeasuring an area of 10505 sq. mts., clearly shown in red colour in the plan annexed hereto and is bounded as under:



On the North: by GIDC land and by public road:
 On the South: By plot of Albea Company formally betts company:
 On the East: By nalla and plot of big box company:
 On the West: By public road.

SCHEDULE-II

(DESCRIPTION OF "SAID PLOT")

All that portion/part admeasuring 1000 sq.mts, carved out of larger property known as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District

[Signature]

[Signature]

of Salcete, District of South Goa, State of Goa,
 described in the Salcete Taluka Land
 Registration Records under Description No. 28420
 at Folio 51 of Book No. 73 of the New Series,
 presently surveyed under Survey No. 32/0 (32/1),
 32/1-A and 32/1-B of Nagoa Village, delineated
 in Red Colour in the Plan annexed hereto
 surveyed under no.272/6 and bounded as under:-



On the North: by GIDC land and by public road:

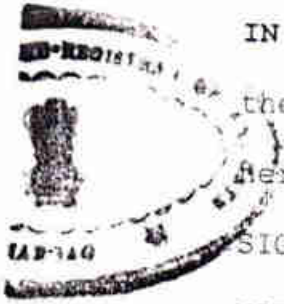
On the South: By plot of Albea Company formally
 betts company:

On the East: By nalla and plot of big box
 company:

On the West: By public road.

Fernando P. Pinto

Manilal S. S. S. S.



IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR NO. 1.A.

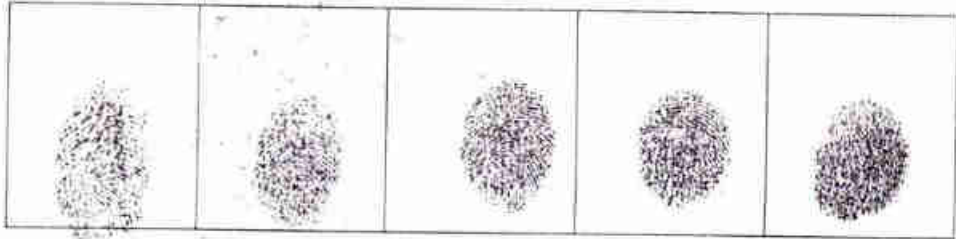
MR. FARAM DARA PATEL

MR. FARAM DARA PATEL

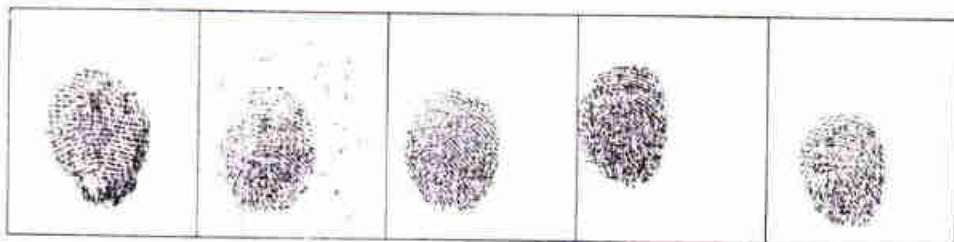


PHOTOGRAPH OF MR. FARAM DARA PATEL

Left:



Right:





SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR NO. 1.B.
SMT. MONITA FARAM PATEL

Monita

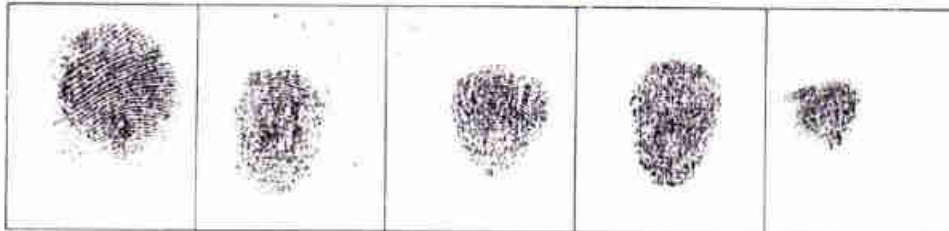
SMT. MONITA FARAM PATEL



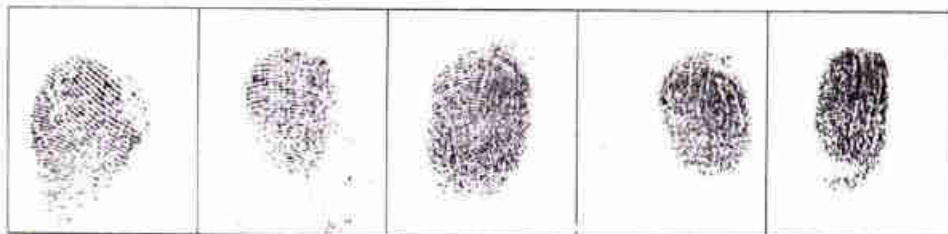
Monita

PHOTOGRAPH OF SMT. MONITA FARAM PATEL

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Faram Patel

Monita
J. Navroze



SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
MR. MAUR SANTOSH CHAND

S. N. Chandra

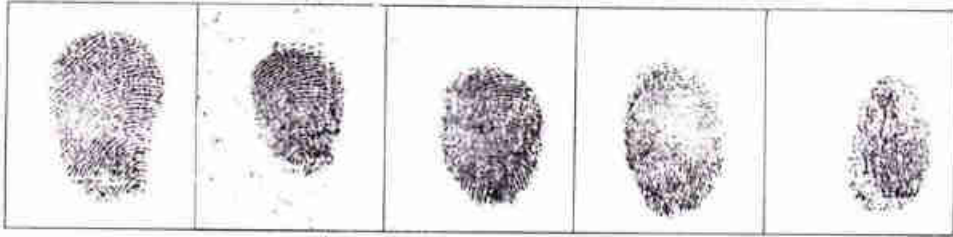
MR. MAUR SANTOSH CHAND



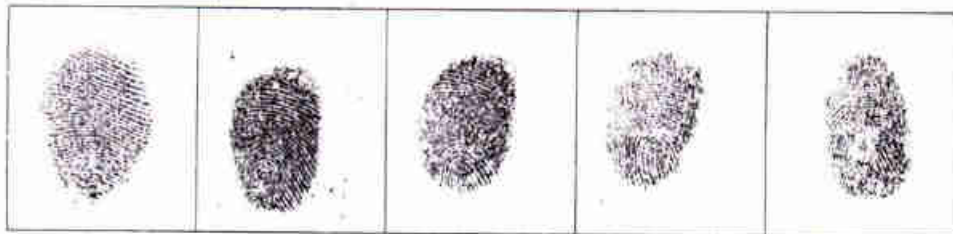
S. N. Chandra

PHOTOGRAPH OF MR. MAUR SANTOSH CHAND

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L. N. Patel

Monika

S. N. Chandra



WITNESSES

Abbas Gargatti

Grandip Magnawan

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[Signature]

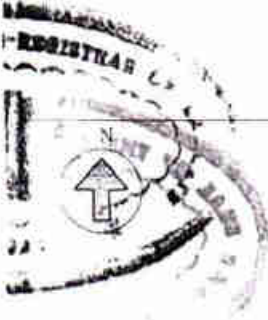
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Monita

[Signature]



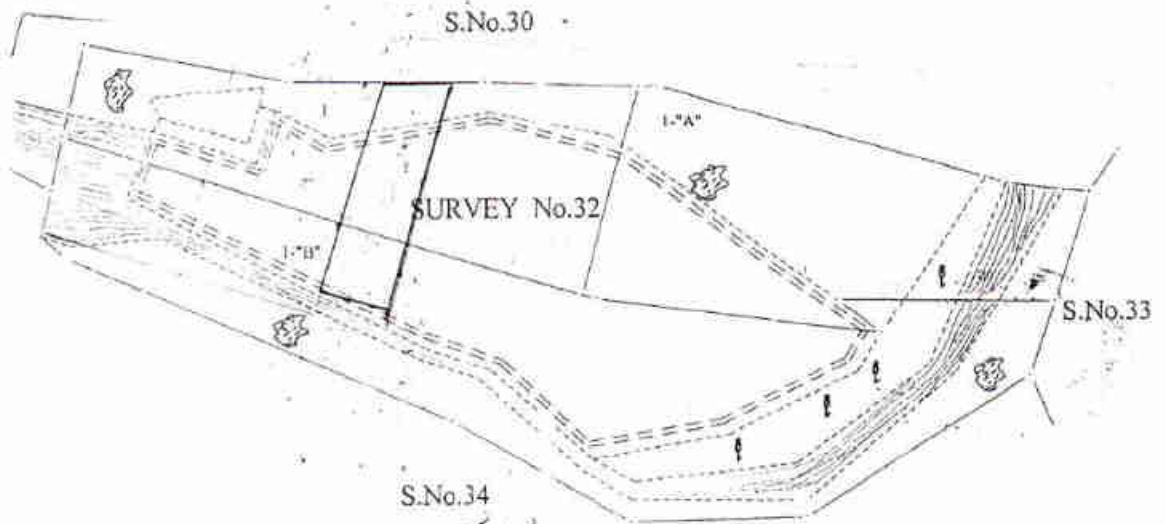
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO - GOA



Board No: 330

Plan Showing plots situated at
 Village : NAGOA
 Taluka : SALCETE
 Survey No./Subdivision No. : 32/ 1,1-A&1-B
 Scale : 1:1000

[Signature]
 Inspector of Survey & Land Records
 Margao Goa



[Signature]

S.No.34
[Signature]

[Signature]

REG_1_51843_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 29-11-2017 01:15:15 PM

Document Serial Number : 5626

Presented at 11:56:00 AM on 29-11-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	150000.00
2	Processing Fees	340.00
	Total :	150340.00

Stamp Duty Required: 210000.00 Stamp Duty Paid: 210000.00

Maur Santosh Chand presenter

Name	Photo	Thumb Impression	Signature
Maur Santosh Chand ,s/o. Shyamal Maurya , Married,Indian,age 33 Years,Business,r/oH.No.116, Zuarinagar Mormugao Goa			

Endorsements

Executant

1 . Faram Dara Patel , s/o Dara Patel , Married,Indian,age 49 Years,Business,r/o B-1/S1-S2 Queeny Vision Queeny Nagar Velsao Goa

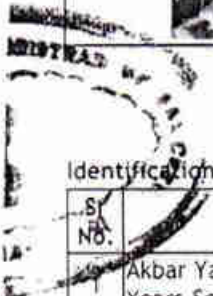
Photo	Thumb Impression	Signature
		



2 . Monita Faram Patel , w/o. Faram Patel , Married,Indian,age 41 Years,House-Wife,r/o B-1/S1-S2 Queeny Vision Queeny Nagar Velsao Goa

Photo	Thumb Impression	Signature
		

3. Maur Santosh Chand , s/o. Shyamal Maurya , Married, Indian, age 33 Years, Business, r/o H. No. 116, Zuarinagar Mormugao Goa

Photo	Thumb Impression	Signature
		



Sl. No.	Witness Details	Signature
1	Akbar Yargatti , s/o. Dadapir Yargatti , Married, Indian, age 35 Years, Service, r/o Zuarinagar Mormugao Goa	
2	Sandeep Naganovar , Prabhugouda Naganovar, UnMarried, Indian, age 22 Years, Service, r/o Zuarinagar Birta Goa	

Sub-Registrar

REGISTRAR
— CUM —
REGISTRAR
MORMUGAO

Certified that the stamp fee of
Rs. 1000/- has been paid
Vide Challan No. 2017 00859922
Dated 29/11/2017

REGISTRAR
— CUM —
REGISTRAR
MORMUGAO



Book-1 Document
Registration Number MGO-BK1-05478-2017
CD Number MGOD118 on
Date 29-11-2017

Sub-Registrar (Salcete/Margao)

Scanned By:- *Shant*

Signature:-

CIVIL ENGINEER
- CUM -
SUB-REGISTRAR
SALCETE

Designed and Developed by C-DAC, ACTS, Pune

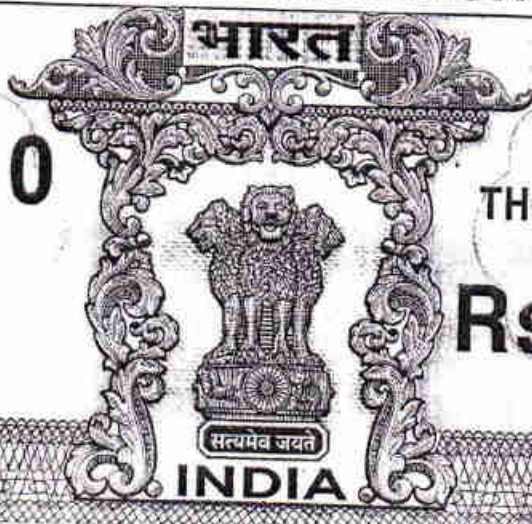
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



गोवा GOA

Serial No. 6243 Place, MARGAO, Date 19/2/19

063841

Value of Stamp Paper: Twenty thousand

Name of Purchaser Akhtar Hussain Khan

Residence Faluda Father's Name

Purpose Deed of Sale Transacting Parties

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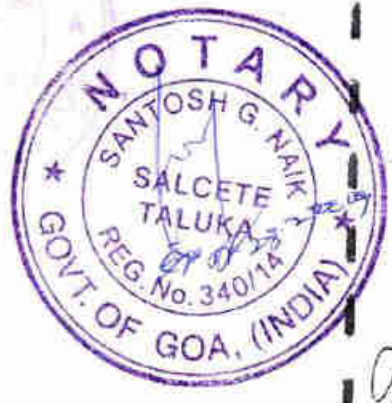
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDIS/PI/209/SALCETE

Signature of Purchaser

Akhtar Hussain Khan



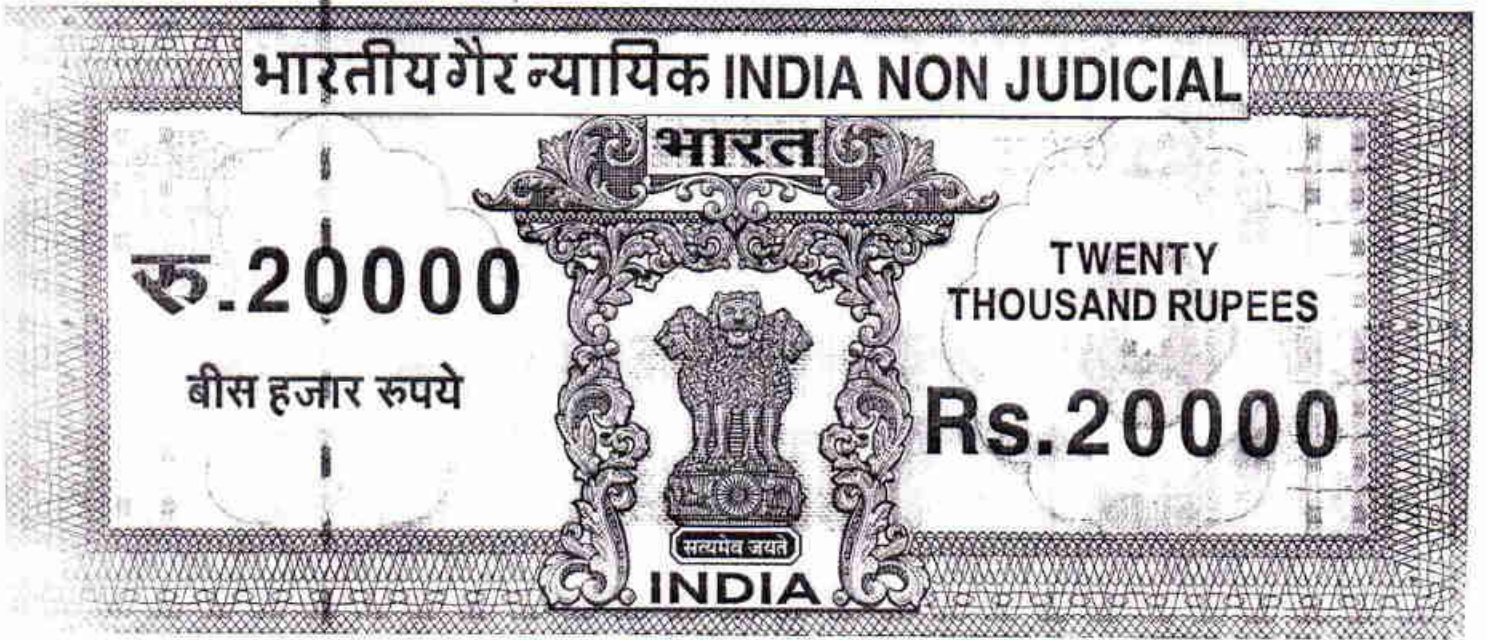
DEED OF SALE



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गोवा GOA

063842

063842

Serial No. 6243 Place. MARGAO. Date 19/2/19

Value of Stamp Paper : Twenty Thousand

Name of Purchaser Akhtar Hossain Khan

Residence Fatouda Father's Name.

Purpose Deed of Sale -Transacting

Parties

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

Signature of Purchaser



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2

DEED OF SALE



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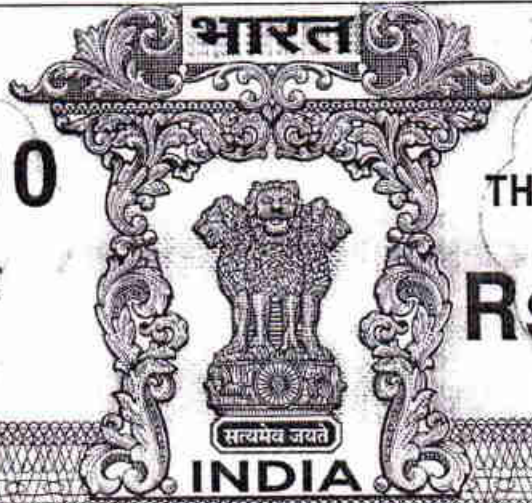
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



गोवा GOA



063843

063843

Serial No. 8263 Place MARGAO, Date 19/2/15

Value of Stamp Paper: Twenty thousand

Name of Purchaser Akhtar Hussain Khan

Residence Fatuda Father's Name

Purpose Deed of sale Transacting Parties

Handwritten signature of Camilo Francis Trevor Braz

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

Handwritten signature of Akhtar Hussain Khan
Signature of Purchaser

3

DEED OF SALE



Handwritten signature of the Notary

Handwritten signature of the witness

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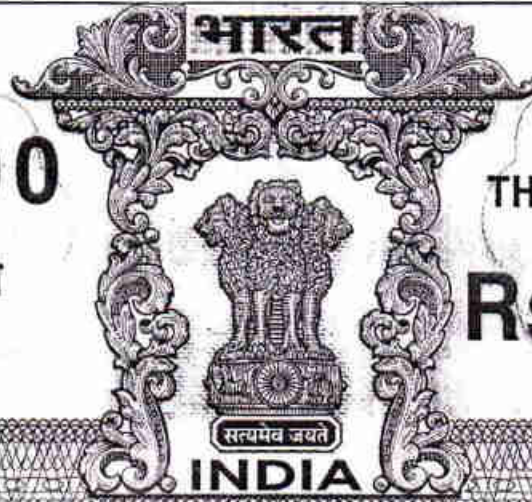
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



गोवा GOA

063844

063844



Serial No. 8243 Place MARGAO. Date 19/2/19

Value of Stamp Paper: Twenty thousand

Name of Purchaser Akhtar Hussain Khan

Residence Fatada Father's Name

Purpose Deed of Sale Transacting

Parties

Family

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/677/2/99/SALCETE

Signature of Purchaser

4

DEED OF SALE



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

FIFTEEN
THOUSAND RUPEES

पन्द्रह हजार रुपये

Rs.
15000



गोवा GOA



063107

Serial No. 6243 Date 19/12/19
Value of Stamp Paid Ten Thousand
Name of Purchaser Akhtar Hussain Khan
Residence Fatuda
Purpose Deed of sale.

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Sign Stamp Vendor
CAMILO FRANCIS TRINDADE
Licence No. JCO-5TH/2009-10/1078

[Handwritten signature]
Signature of Purchaser

5A

DEED OF SALE



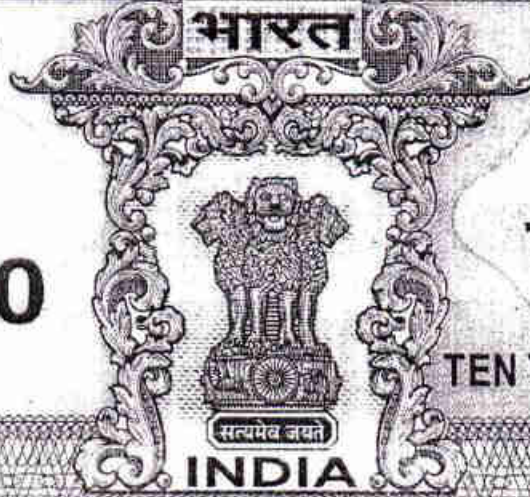
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹. 10000



Rs. 10000

TEN THOUSAND RUPEES

INDIA



089893

Serial No. 6247 Date 19/2/19

Value of Stamp Paper Ten Thousand

Name of Purchaser Akhtar Hussain Khan

Residence Fatuda

Purpose Deed of Sale

Handwritten signature of the stamp vendor.

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/93/SALCETE

Signature of Purchaser

SB

DEED OF SALE



Handwritten signature of the vendor, L. Prabha.

Handwritten signature of the purchaser, Munira.

only - 32/0(32/1)⁶ & 32/1-B



This **DEED OF SALE** is made and executed at Margao - Goa, on this 22nd day of February in the Year Two Thousand and Nineteen.

BETWEEN

1. **MR. FARAM DARA PATEL**, son of Shri. Dara Patel, aged 50 years, married, occupation - Business, Indian National, herein Aadhaar Card No. _____ herein Pan Card No. _____ and his wife;
2. **MRS. MONITA FARAMPATEL**, wife of Faram Patel, aged 42 years, married, Business, Indian National, herein Aadhaar Card No. _____ herein Pan Card No. _____ both resident of B - 1/S1 - S2, Queeny Vision, Queeny Nagar, Velsao, Goa - 403712, herein Aadhaar Card No. _____ herein Pan Card No. _____

Hereinafter to as the "**VENDORS**" (which expression unless repugnant to the context or meaning hereto shall be deemed to include her heirs, executors, administrators, successors and assigns) **OF THE FIRST PART;**

AND

1. **MR. AKHTAR HUSSAIN KHAN**, s/o Shri. Mohammed Umer Khan, aged about 39 years, married, Occupation Service, Indian National, Resident of Flat No. C-S2, Block C, Jasmine Complex, Chandrawado, Fatorda, Salcete - Goa, herein Aadhaar Card No. _____ herein Pan Card No. _____ herein referred to as "**PURCHASER**" [which expression unless repugnant to the context or meaning hereto shall be deemed to include her heirs, executors, administrators, successors and assigns) **OF THE SECOND PART;**

All the parties to the Deed of Sale are Indian Nationals.



Faram Patel

Monita

AK



WHEREAS, there exist an immovable property denominated as "GALL BHAT", situated at Nagoa Village, within the limits and Jurisdiction of Village Panchayat of Nagoa, Taluka and Registration Sub District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No.73 of the New Series, presently surveyed under survey No. 32/0 (32/1), (32/1 - A) and 32/1 - B, of Nagoa Village, totally admeasuring an area of 10505 sq. mtrs, more particularly described in Schedule I hereunder written and hereinafter called as "The Said Property".

AND WHEREAS, the said property originally belonged to Joao Batista Pereira, who was a bachelor, sold the said property to Mr. Raghunath Xete Arsekar who was also known as Rogunath Xete Arsekar who was also known as Rogunata Xete Archecar vide Deed of Sale and Quittance duly executed on 11.09.1944 before the Notary Arfano de Loyola Patricio Furtado and recorded at folio 43V onwards of the Notarial Book of Deed No. 580.

AND WHEREAS, the Deed of Sale and Quittance dated 11.09.1944 is inscribed in Land Registration office of Salcete on 22.09.1944 under No. 38672 at folio 78V of Book G No. 43 which inscribed is in favour of Rogunata Xete Archecer.

AND WHEREAS, said Rogunata Xete Archecar and his wife expired without leaving any descendants or ascendants and as such they said property devolved unto his brothers Damodar Arsekar alias Damu Arsekar and Mr. Datta Arsekar.

AND WHEREAS, subsequently the said Damodar Arsekar alias Damu Arsekar and his wife expired leaving behind them his two sons Ramchandra Arsekar and Mr. Hanumanth Arsekar.

AND WHEREAS, said Mr. Datta Arsekar and his wife expired leaving behind their only son Mr. Vithal Datta Arsekar.



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AND WHEREAS, the said Ramchandra Arsekar expired leaving behind him 5 children namely Mr. Jayprakash Ramchandra Arsekar married to Shailaja Devi J. Arsekar, Late Pradeep Ramchandra Arsekar married to Suchitra P. Arsekar alias Deepali Arsekar, Mr. Prasad Ramchandra Arsekar married to Mrs. Calpana P. Arsekar, Mr. Praveen Ramchandra Arsekar married to Mrs. Seema P. Arsekar, Mrs. Laxmi N. Bandodkar married to Narayan A. Bandodkar.

AND WHEREAS, late Pradeep Ramchandra Arsekar who was married to Suchitra P. Arsekar alias Deepali Arsekar, left behind him his wife Suchitra P. Arsekar alias Deepali Arsekar and two son namely Akshay Pradeep Arsekar and Amay Pradeep Arsekar.

AND WHEREAS, all the aforesaid heirs of Ramchandra Arsekar were allotted their share in the said property in terms of Inventory Proceedings Nos. 7/2009/II Instituted in the Court of Civil Judge Senior Division at Margao.

AND WHEREAS, said Mr. Hanumanth Damodar Arsekar was married to Mrs. Nalini Arsekar.

AND WHEREAS, said Mrs. Nalini Arsekar expired on 02.04.1986 leaving behind her widower Mr. Hanumanth Damodar Arsekar and her sole universal heirs namely Mrs. Sucheta Charudatta Deshpande married to Mr. Charudatta Laxman Deshpande, Mrs. Sneha P. Ruke married to Mr. Vijaykumar Sarsar, Mrs. Sudesha Deepak Bondre alias sudesha Deepak Bondre married to Shri. Deepak Motiram Bondre, Shraddha Prashant Nanche married to Mr. Prashant Ganpat Nanche, and Mrs. Anandi A. Kauffman married to Axel Kauffmann.

AND WHEREAS, Mr. Axel Kauffmann and Mrs. Anandi Kauffmann Axel vide Deed of Renunciation of Inheritance have relinquished their right title and interest to the inheritance accrued to them upto the death of Mrs. Nalini Arsekar.



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AND WHEREAS, said Mr. Vithal Datta Arsekar expired leaving behind his widow Mrs. Shrimati V. Arsekar and his sole and universal heir Mr. Anil Vithal Arsekar married to Archana Anil Arsekar who were qualified to their respective share in the said property along with the other assets left behind by their late father/ father – in – law vide Deed of Succession drawn on 12.08.2008 in the office of the Notary Public Ex Officio Sub Registrar of Salcete and recorded at folio 87V onwards of the Notarial Book of Deeds No. 1527.

AND WHEREAS vide Deed of Sale registered under Sub – Registrar of Salcete, under Registration No. MGO – BK1 – 00886 – 2017, CD No. MGOD100, Book – 1, Document on dated 02. 03. 2017, and the VENDORS is the owner in possession of the property known as “GALL BHAT” situated at Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, within a jurisdiction of Village Panchayat Nagoa, and Land Registration Records Under Description No. 28420 at Folio 51 of Book No.73 of the New Series, presently Surveyed under Survey Nos(32/0 (32/1), ~~32/1 – A~~ and 32/1 – B) of Nagoa Village, totally admeasuring an area of 10505 sq. mtrs.

AND WHEREAS upon the request of the PURCHASER the VENDORS have agreed to give the part of the property to the of the said property known as “GALL BHAT” situated at Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, within a jurisdiction of Village Panchayat Nagoa, and Surveyed under Survey No. 32/0, 32/1 & 32/1-B admeasuring an area of 1,105.00 sq.mts the same is more particularly described in SCHEDULE II herein below for total consideration of Rs. 35,00,000/- [Rupees Thirty Five Lakhs Only] which is its fair and actual present market value.

AND WHEREAS it is also agreed between the VENDORS and PURCHAASER that before registering a Sale Deed VENDORS will admeasure and demarcate the plot and if the area of a plot changes



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32/0 (32/1)

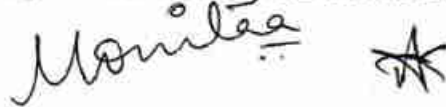
and if it finds less the VENDORS will charge the rate of admeasuring lot as the rate fixed as per the Sq.mts, surveyed under survey No. 32/0, 32/1 & 32/1-B admeasuring an area of 1,105.00sq.mts.

AND WHEREAS "THE PURCHASER" has paid the total sum of of Rs. 35,00,000/- [Rupees Thirty Five Lakhs Only] paid by the PURCHASER to the VENDORS out of Rs. 35,00,000/- [Rupees Thirty Five Lakhs Only] i.e. Rs. 2,00,000/- (Rupees Two Lakhs Only) is paid by cheque No. "65985" drawn on Bank of India, Verna Branch on dated 06.07.2018, Rs. 3,00,000/- (Rupees Three Lakhs Only) is paid by cheque No. "65984" drawn on Bank of India, Verna Branch on dated 17.07.2018, Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by cheque No. "65989" drawn on Bank of India, Verna Branch on dated 27.07.2018, Rs. 4,00,000/- (Rupees Four Lakhs Only) is paid by cheque No. "65997" drawn on Bank of India, Verna Branch on dated 11. 09.2018, Rs. 6,00,000/- (Rupees Six Lakhs Only) is paid by cheque No. "65998" drawn on Bank of India, Verna Branch on dated 20.09.2018, Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid by cheque No. "97802" drawn on Bank of India, Verna Branch on dated 15.10.2018, Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by cheque No. "97811" drawn on Bank of India, Verna Branch on dated 27.11.2018.

NOW THEREFORE THIS DEED WITNESSETH:

1. That in consideration of the payment of sum of Rs. 35,00,000/- [Rupees Thirty Five Lakhs Only] paid by the PURCHASER to the VENDORS out of Rs. 35,00,000/- [Rupees Thirty Five Lakhs Only] i.e. Rs. 2,00,000/- (Rupees Two Lakhs Only) is paid by cheque No. "65985" drawn on Bank of India, Verna Branch on dated 06.07.2018, Rs. 3,00,000/- (Rupees Three Lakhs Only) is paid by cheque No. "65984" drawn on Bank of India, Verna Branch on dated 17.07.2018, Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by cheque No. "65989" drawn on Bank of India, Verna Branch on dated 27.07.2018,









Rs. 4,00,000/- (Rupees Four Lakhs Only) is paid by cheque No. "65997" drawn on Bank of India, Verna Branch on dated 11.09.2018, Rs. 6,00,000/- (Rupees Six Lakhs Only) is paid by cheque No. "65998" drawn on Bank of India, Verna Branch on dated 20.09.2018, Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid by cheque No. "97802" drawn on Bank of India, Verna Branch on dated 15.10.2018, Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid by cheque No. "97811" drawn on Bank of India, Verna Branch on dated 27.11.2018. the VENDORS hereby sell, convey and transfer all their rights, title and interest to the SAID PORTION in favor of the PURCHASERS to HAVE AND TO HOLD the same unto the PURCHASER, together with all privileges, easements and appurtenances thereto, unto and to the use of the PURCHASER forever.

2. That the VENDORS all the persons claiming under them shall from time to time, upon request and at the cost of PURCHASER, do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances, in law whatsoever for further and more perfectly and absolutely granting and assuring the transfer of their right, title interest in or to the SAID PORTION hereby granted and every part thereof unto and to the use of PURCHASER, according to the true intent and meaning of these presents as shall or may be reasonably required.
3. The VENDORS hereby consents for the carrying out of transfer in the respective department so as to add the name of the PURCHASER therein as occupant, pursuant to the present sale in favor of the PURCHASER.
4. The PURCHASER declares that he is satisfied with the title of the VENDORS to the SAID PORTION and hereby agrees that he shall, under no circumstances, seek a refund of the amount paid hereunder, and further agrees that in the event there is any claim from his siblings/parents or uncles/aunts or any other person/s, to the SAID PORTION or any part thereof, such claim will be on account of the PURCHASER and no liability whatsoever will be cast on the VENDORS.



Farran Patel

Montee ★



The present market value of the SAID PORTION hereby sold is Rs. Rs. 35,00,000/- [Rupees Thirty Five Lakhs Only] Stamp duty of Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only) is affixed herewith.

SCHEDULE I

ALL THAT PROPERTY, immovable property denominated as "GALL BHAT", situated at Nagoa Village, within the limits and Jurisdiction of Village Panchayat of Nagoa, Taluka and Registration Sub District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under survey No. 32/0 (32/1), ~~32/1-A~~ and 32/1 - B, of Nagoa Village, totally admeasuring an area of 10505 Sq. Mts clearly shown in red color in the plan annexed hereto and is bounded as under:

North : By GIDC Land and by Public Road

South : By plot of Albea Company formally betts company

East : By the property of Bankelal Maurya & Santosh Maurya

West : By public road

SCHEDULE II

ALL that part of property known as "GALL BHAT", situated at Nagoa Village, within the limits and Jurisdiction of Village Panchayat of Nagoa, Taluka and Registration Sub District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under survey No. 32/1 admeasuring an area of 1,105.00 sq.mts, of a property more



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particularly described in the SCHEDULE I hereinabove and is bounded as under:

East : - By the Property of Bankelal Maurya & Santosh Maurya

West :- GIDC internal road

North :- National Highway

South : Albia Company Formerly Betts Company

IN WITNESS WHEREOF the parties hereto have set their hands to this **DEED OF SALE** on the date and at the place first hereinabove mentioned.

Bankelal Maurya *Santosh Maurya* *AK*





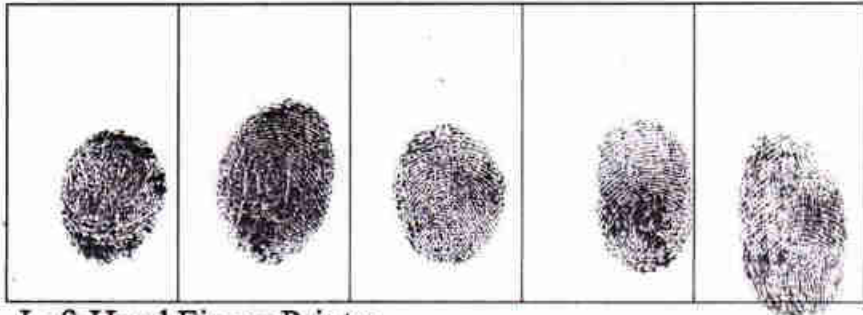
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDORS



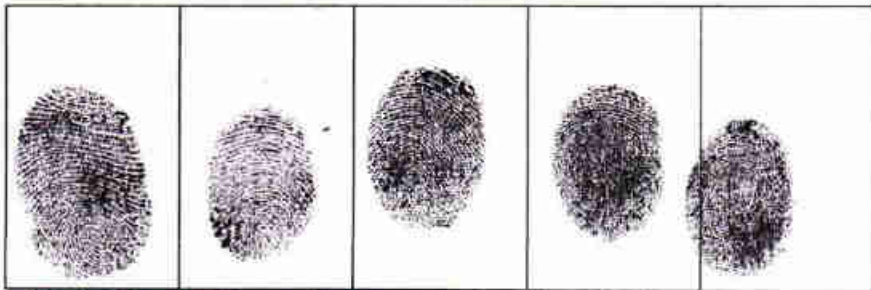
Faram

Faram D. Patel

MR. FARAM DARA PATEL



Left Hand Finger Prints:

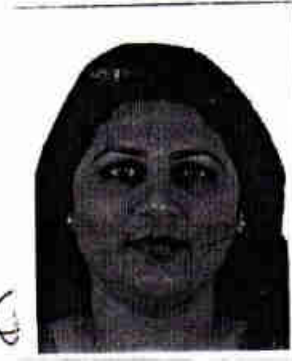


Right Hand Finger Prints

Monita

AK





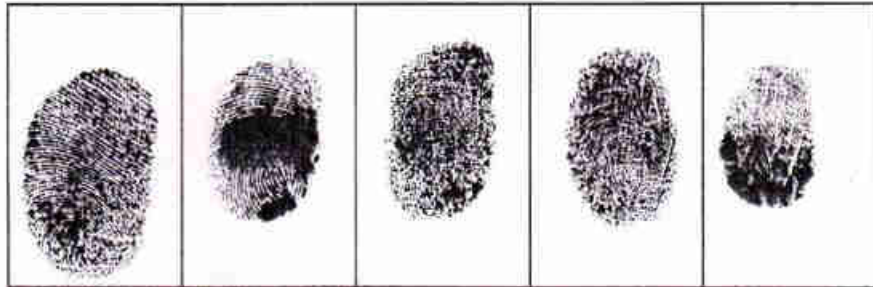
Monita

MRS. MONITA FARAMPATEL

JK



Left Hand Finger Prints:



Right Hand Finger Prints

Faram Patel

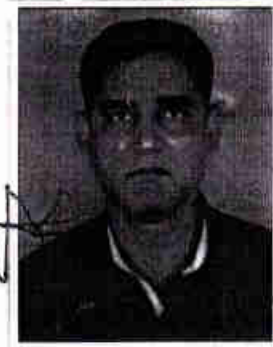
JK





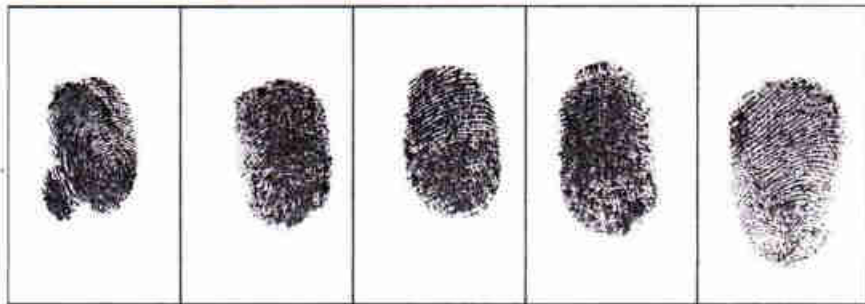
SIGNED, SEALED AND DELIVERED }
BY THE WITHIN NAMED: }

SHRI. AKHTAR HUSSAIN KHAN

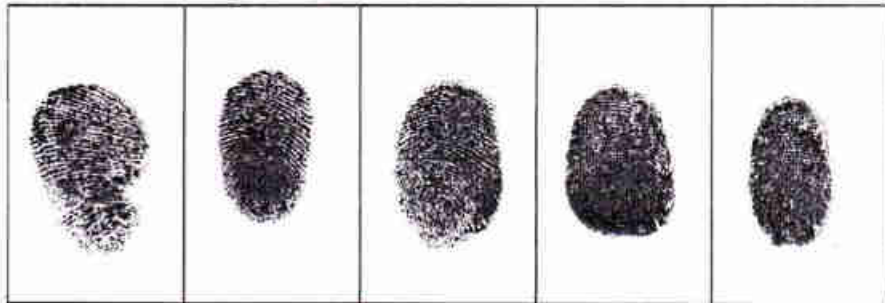


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THE PURCHASER



Left Hand Finger Prints:



Right Hand Finger Prints

In the presence of WITNESSES:

1. Jabbar Jeer *(Signature)*
2. Akbar Yangatti *(Signature)*

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(Handwritten signature)



Government of Goa

Document Registration Summary 2

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



Date & Time: 22-Feb-2019 01:02:09 pm

Document Serial Number :- 2019-MGO-212

Generated at 01:02:00 pm on 22-Feb-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	105000
2	Registration Fee	70000
3	Mutation Fees	2500
4	Processing Fee	230
Total		177730

Stamp Duty Required : 105000

Stamp Duty Paid : 105000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akhtat Hussain Khan ,S/o - D/o Mohammed Umer Khan Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - C-S-2, Block C Jesmine Complex Chandrawaddo Fatorda Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Faram Dara Patel ,S/o - D/o Dara Patel Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-1-S-1 S-2 Queeny Vision Nagar Velsao Goa, Address2 - , PAN No.:			
2	Monita Faram Patel ,S/o - D/o Wife Of Faram Dara Patel Age: 42, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - B-1-S1-S2, Queeny Vision Queeny Nagar Velsao Goa, Address2 - , PAN No.:			
3	Akhtat Hussain Khan ,S/o - D/o Mohammed Umer Khan Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - C-S-2, Block C Jesmine Complex Chandrawaddo Fatorda Goa, Address2 - , PAN No.:			

https://ngdrs.goa.gov.in/registration/document_final


Witness:

Who Individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
20197	Jyotiba Gunjappa Veer, 56 , status : Married No.332 Gudi Paroda Quepem Goa, H.No.332 Gudi Paroda Quepem Goa Paroda, Salcete, SouthGoa, Goa			
40378	Akbar Usmanir Yargatti, 39 ,1979-03-24 , Marital status : Married H.No.945 Zuannagar Sancoale Mormugao Goa , H.No.945 Zuannagar Sancoale Mormugao Goa Sancoale, Mormugao, SouthGoa, Goa			


 Sub Registrar

 REGISTRATION
 - CUM -
 REGISTRATION
 24/3/2019

Document Serial No:-2019-MGO-212




Book :- 1 Document
Registration Number :- **MGO-1-200-2019**
Date : 22-Feb-2019

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

REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL


SANTOSH G. NAIK
NOTARY
SALCETE TALUKA
State of Goa (India)
Reg. No... 340/14
Date... 22-2-2019



(Rupees One Lakh Five Thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

भारत 09870
184280

NON JUDICIAL गोवा
NOV 27 2017



ZERO ONE ZERO FIVE ZERO ZERO ZERO 16:43

G-5/STP(V)/C.R./35/33/2011-RD

R.0105000/- PB7122

INDIA

STAMP DUTY

GOA

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

Pereira

AUTHORISED SIGNATORY

Name of Purchaser BANKE LAL R. MAURYA

DEED OF SALE

THIS DEED OF SALE is made at Margao on this 27th
day of November, 2017;

Laxman Patil

Maula

Bank

BETWEEN

1. **MR. FARAM DARA PATEL**, son of late Mr. Dara Patel, aged 49 years, businessman, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No.

mobile No.

Email id.

married, and his wife

2. **SMT. MONITA FARAM PATEL**, wife of Faram Patel, aged about 41 years, married, housewife, assessed to Income Tax under Permanent Account Number holding Aadhaar Card No.

mobile No.

Email id.

and both residing at B-1/S1-S2, Queeny Vision, Queeny Nagar, Velsao, Goa-403712, hereinafter jointly and collectively referred to as "VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall include their respective heirs, legal representatives, successors and assigns)

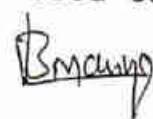
OF THE FIRST PART;

AND

3. **MR. BANKELAL MAURYA**, son of late Mr. Ramlakhan Maurya, aged 43 years, businessman, assessed to







Income Tax under Permanent Account Number
holding Aadhaar Card No.

mobile No.

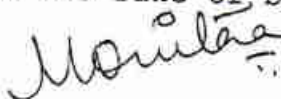
not having Email id.

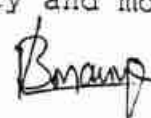
Resident of House no.116, Near Shivanand Temple,
Zuarinagar, Sancoale Goa, hereinafter referred
to as the "PURCHASER", (which expression shall
unless the same be repugnant to the context or
meaning thereof includes their legal heirs,
legal representatives, administrators, executors
and assignee) **OF THE SECOND PART;**

All the Parties to this present Agreement are
Indian Nationals.

WHEREAS, the Vendors are the owners in
possession of **AND WHEREAS**, there exists an
immovable property denominated as "GALL BHAT",
situated at Nagoa village, within the limits and
jurisdiction of the Village Panchayat of Nagoa,
Taluka and Registration Sub-District of Salcete,
District of South Goa, State of Goa, described
in the Salcete Taluka Land Registration Records
under Description No. 28420 at Folio 51 of Book
No. 73 of the New Series, presently surveyed
under Survey No. 32/0 (32/1), 32/1-A and 32/1-B
of Nagoa Village, totally admeasuring an area of
10505 sq.mts., hereinafter referred to as the
'SAID PROPERTY' for the sake of brevity and more







particularly described in Schedule I hereunder.

AND WHEREAS, the said property originally belonged to Mr. Jose Batista Pereira, who was a bachelor, who sold the said property to Mr. Raghunath Xete Arsekar, who was also known as Mr. Rogunata Xete Archecar, vide Deed of Sale and Quittance duly executed on 11/09/1944 before the Notary Arfano de Loyola Patrick Furtado and recorded at Folio 43V onwards of the Notarial Book of Deeds No. 580.

AND WHEREAS, the Deed of Sale and Quittance dated 11/09/1944 is inscribed in Land Registration Office of Salcete on 22/09/1944 under No. 39672 at Folio 78V of Book G No. 43 which is inscribed in favour of Mr. Rogunata Xete Archecar.

AND WHEREAS, the said Mr. Rogunata Xete Archecar and his wife expired without leaving behind any descendants or ascendants and as such, the said property devolved unto his brothers, Mr. Damodar Arsekar alias Daamu Arsekar and Mr. Datta Arsekar.

AND WHEREAS, subsequently, the said Mr. Damodar Arsekar alias Damu Arsekar and his wife expired, leaving behind them their two sons namely Mr. Ramchandra Arsekar and Mr. Hanumanth Arsekar.

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AND WHEREAS, the said Mr. Datta Arsekar and his wife expired, leaving behind them their only son namely Mr. Vithal Datta Arsekar.

AND WHEREAS, the said Mr. Ramchandra Arsekar expired, leaving behind him his five children, namely Mr. Jayprakash Ramchandra Arsekar married to Mrs. Shailaja Devi J. Arsekar, late Pradeep Ramchandra Arsekar married to Mrs. Suchitra P. Arsekar alias Deepali Arsekar, Mr. Prasad Ramchandra Arsekar married to Mrs. Calpana P. Arsekar, Mr. Praveen Ramchandra Arsekar married to Mrs. Seema P. Arsekar and a daughter, Mrs. Laxmi N. Bandodkar married to Mr. Narayan A. Bandodkar.

AND WHEREAS, the late Pradeep Ramchandra Arsekar married to Mrs. Suchitra P. Arsekar alias Deepali Arsekar, left behind him his wife, Mrs. Suchitra P. Arsekar alias Deepali Arsekar and two sons namely, Mr. Akshay Pradeep Arsekar and Mr. Amay Pradeep Arsekar.

AND WHEREAS, all the aforesaid heirs of Mr. Ramchandra Arsekar were allotted their share in the said property in lieu of Inventory Proceedings No. 7/2009/II instituted in the



Monika

Bhargava

Court of the Civil Judge Senior Division, at Margao.

AND WHEREAS, the said Mr. Hanumanth Arsekar was married to Mrs. Nalini Arsekar.

AND WHEREAS, the said Mrs. Nalini Arsekar expired on 2/04/1986, leaving behind her widower, Mr. Hanumanth Damodar Arsekar and her sole and universal heirs namely Mrs. Sucheta Charudatta Deshpande married to Mr. Charudatta Laxman Deshpande, Mrs. Sneha P. Ruke married to Mr. Prakash R. Ruke, Mrs. Sunetra V. Sarsar married to Mr. Vijaykumar Sarsar, Mrs. Sudesha Deepak Bondre alias Sudeha Deepak Bondre married to Mr. Deepak Motiram Bondre, Mrs. Shraddha Prashant Mandre married to Mr. Prashant Ganpat Mandre, and Mrs. Anandi A. Kauffmann married to Mr. Axel Kauffmann.

AND WHEREAS, Mr. Axel Kauffmann and Mrs. Anandi A. Kauffmann vide Deed of Renunciation of Inheritance have relinquished their right, title and interest to the inheritance accrued to them upon the death of Mrs. Nalini Arsekar.

AND WHEREAS, the said Mr. Vithal Datta Arsekar expired leaving behind his widow, Mrs. Shrimati V. Arsekar and his sole and universal heir, Mr.

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[Signature]

Anil Vithal Arsekar married to Mrs. Archana Anil Arsekar, who were qualified to their respective share in the said property along with the other assets left behind by their late father/father-in-law vide Deed of Succession drawn on 12/08/2008 in the Office of the Notary Public Ex-Officio Sub-Registrar of Salcete and recorded at Folio 87V onwards of the Notarial Book of Deeds No. 1527.

AND WHEREAS, Shri Jayprakash Ramchandra Arsekar and Othes as Vendors of the First Part sold the said property to the male VENDOR No.1, by virtue of Deed of Sale dated 2/03/2017 duly registered in the Office of the Sub-Registrar of Salcete under Registration No. MGO-BK1-00886-2017, of Book 1, CD No. MGOD100 on 2/03/2017.

AND WHEREAS, the Purchaser has approached the Vendors to purchase a part of the Whole Property, admeasuring 500 square meters, delineated in Colour 'RED' in the Plan annexed hereto, which part of 500sq.mtrs shall hereinafter be referred to as the SAID PLOT for the sake of brevity and the same is more particularly described in "SCHEDULE II" hereunder.

[Signature]


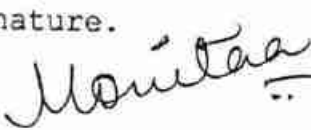

Monika

Bhargava

AND WHEREAS, the Vendors have agreed to sell and the Purchaser has agreed to purchase the SAID PLOT for a total price and consideration of Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only) and on the terms and conditions appearing hereinafter.

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

- (1) That in pursuance to the consideration of the payment of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only), paid to the VENDORS by the PURCHASER prior to the execution of this Deed of Sale, the receipt whereof the VENDORS hereby admit and acknowledge and from the payment or every part thereof, do hereby release, acquit and discharge the Purchaser forever hereinafter, the Vendors sell, transfer and convey the SAID PLOT unto the Purchaser together with all right, title, interest, claim, use, benefit and demand whatsoever, **TO HAVE AND TO HOLD** the SAID PLOT free from all encumbrances and defects in title, forever as absolute owner along with all actions, domain, appurtenances and hereditaments of whatsoever nature.

(2) The VENDORS, do hereby covenant with the Purchaser as under:-

(a) That notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the SAID PLOT free from any encumbrances, attachments or defects in title of whatsoever and that the Vendors have full power and absolute authority to sell, transfer and convey the SAID PLOT absolutely in favour of the PURCHASER herein in the manner as aforesaid.

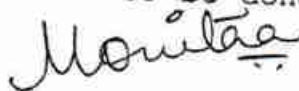
(b) That as on the date of execution of these presents, the Vendors have placed the PURCHASER in peaceful and vacant possession of the "SAID PLOT" to have and to use the "SAID PLOT", as absolute owners and possessors thereof, free from any encumbrances,

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attachments or defects in title of whatsoever nature.

- (c) That the Purchaser shall hereafter peaceably hold, possess and enjoy the "SAID PLOT" as absolute estate, without any claim or demand whatsoever from the Vendors, or any other person or persons claiming through or under them.
- (d) That the Vendors, shall save harmless, indemnify and keep indemnified the Purchaser from any claims/losses arising out of any encumbrances, charges/ liens or equities whatsoever on account of defect in title of the VENDORS if existing, arising prior to or at the time of execution of this Deed of Sale in respect of the SAID PLOT.
- (e) That the Vendors agree and undertake that at the request of the Purchaser they shall do or execute or cause to be done


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or executed all such lawful acts, deeds and things whatsoever as may be required for further and more effectively conveying and assuring all rights, title and interest to the "SAID PLOT" in the manner aforesaid, as per the true intent and meaning of this Deed of Sale, namely the vesting of full ownership and possessory rights in the Purchaser herein.

- (f) That the Vendors shall sign all applications, petitions or memorials, no-objections, for the purposes of carrying out mutation in the Survey Records, as also in any other records maintained by any Government or local authorities in respect of the "SAID PLOT". If for any reason the Mutation cannot be carried out and the Purchaser is unable to reap the benefits/suffers losses in respect of the "SAID PLOT", on account thereof the Vendors

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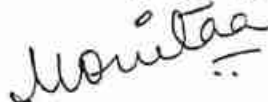
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shall indemnify and keep indemnified the Purchaser against such losses.

- (g) The Vendors do hereby expressly authorise the PURCHASER to carry out mutation and partition in respect of the "SAID PLOT", and the very execution of this Deed shall be construed as consent for this purpose as well as no objection.
- (h) The Vendors are neither in receipt of any Notice under the Land Acquisition Act, 1894 or any other Act for acquisition /requisition of the whole property or any part thereof, nor has the whole property or any part thereof, been notified for acquisition/requisition under the provisions of the Land Acquisition Act, 1894 or any other Act.
- (i) The whole property or any part thereof is not subject matter



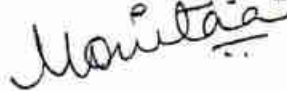




of any proceedings pending in the civil / criminal court.

- (j) The Vendors at the time of execution of the present deed have not entered into any agreement for sale, agreement, Memorandum of Understanding, and / or any written or oral arrangement / agreement/ understanding in respect of the SAID PLOT, with any third party.
- (3) The true and correct market value of the "SAID PLOT" is Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only), accordingly, the present Deed of Sale is executed on a Paper franked with Stamp Duty of Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only) being the correct stamp duty payable under the law.
- (4) That the VENDORS shall at all times hereinafter indemnify and keep indemnified PURCHASER against any losses, damages, costs, charges, expenses, if any suffered by reason of







any breach of the covenants contained herein.

- (5) The PURCHASER after execution of this present Deed of Sale shall partition the SAID PLOT from the said larger property and the VENDORS shall give their no objection to the same.
- (6) The SCHEDULES appended hereto and the PLAN annexed hereto shall form part and parcel of this Deed and shall be construed accordingly.
- (7) The Vendors and the PURCHASER hereby declare that the Said Plot in transaction, does not belong to the Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.
- (8) All the expenses towards preparation, execution and registration of this Deed of Sale shall be borne by the PURCHASER without any reference to the Seller.







SCHEDULE - I

(DESCRIPTION OF the "WHOLE PROPERTY")

ALL THAT PROPERTY, immovable property denominated as "GALL BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, totally admeasuring an area of 10505 sq. mts., clearly shown in red colour in the plan annexed hereto and is bounded as under:

On the North: by GIDC land and by public road:

On the South: By plot of Albea Company formally betts company:

On the East: By nalla and plot of big box company:

On the West: By public road.

SCHEDULE-II

(DESCRIPTION OF "SAID PLOT")

All that portion/part admeasuring 500 sq.mts, carved out of larger property known as "GALL

L. J. J. J.

M. J. J.

B. J. J.

BHAT", situated at Nagoa village, within the limits and jurisdiction of the Village Panchayat of Nagoa, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Salcete Taluka Land Registration Records under Description No. 28420 at Folio 51 of Book No. 73 of the New Series, presently surveyed under Survey No. 32/0 (32/1), 32/1-A and 32/1-B of Nagoa Village, delineated in Red Colour in the Plan annexed hereto surveyed under no.272/6 and bounded as under:-

On the North: by GIDC land and by public road:

On the South: By plot of Albea Company formally betts company:

On the East: By nalla and plot of big box company:

On the West: By public road.

L. J. M. M. M.

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IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR NO. 1.A.

MR. FARAM DARA PATEL

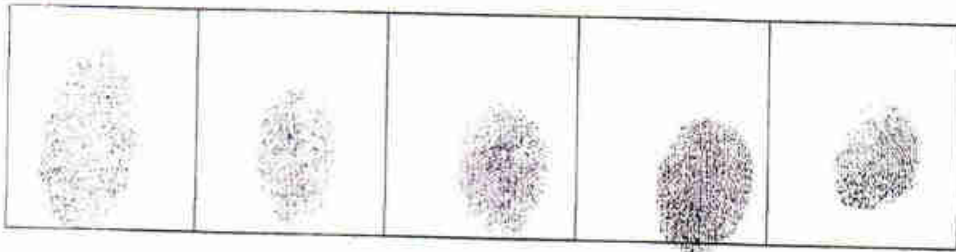


MR. FARAM DARA PATEL

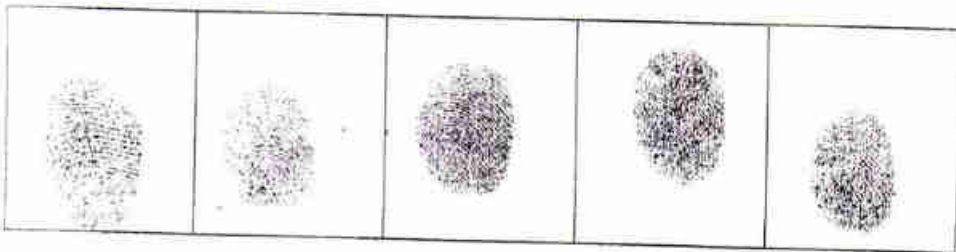


PHOTOGRAPH OF MR. FARAM DARA PATEL

Left:



Right:



 Mouita Bmang

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR NO. 1.B.

SMT. MONITA FARAM PATEL

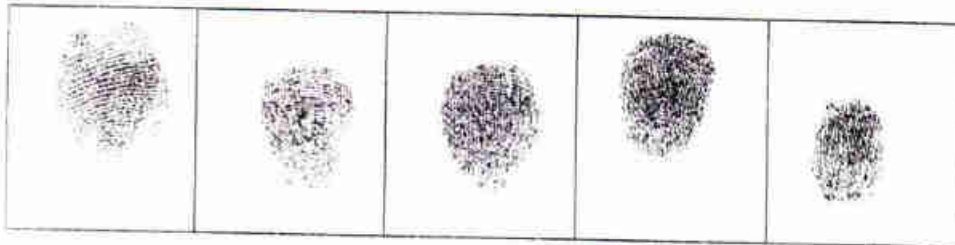
Monita

SMT. MONITA FARAM PATEL

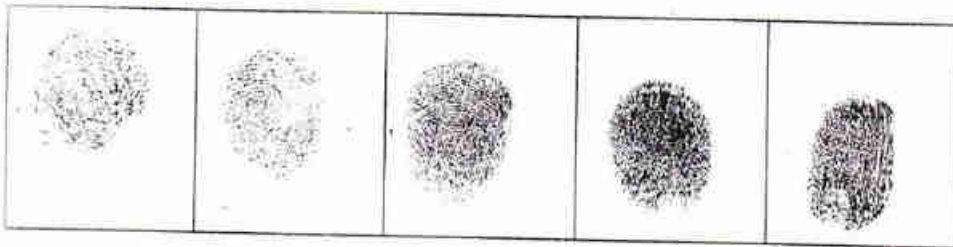


PHOTOGRAPH OF SMT. MONITA FARAM PATEL

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Faram P Patel

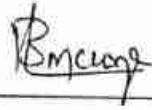
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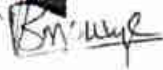
SIGNED AND DELIVERED BY

WITHIN NAMED PURCHASER

MR. BANKELAL MAURYA

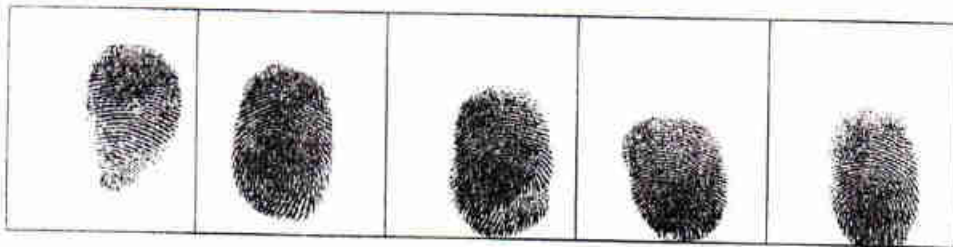


MR. BANKELAL MAURYA

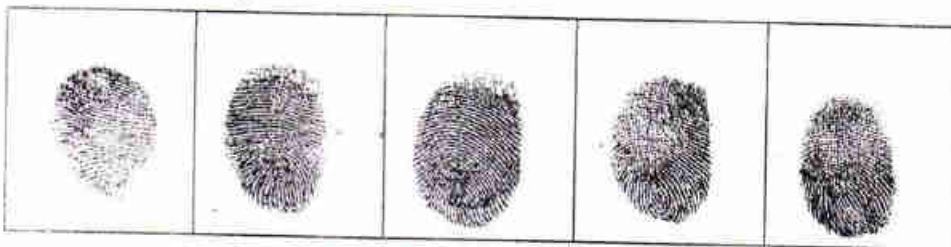


PHOTOGRAPH OF MR. BANKELAL MAURYA

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Right:



WITNESSES

Alfred J. ...

[Handwritten signature]

George ...

[Handwritten signature]

Thomas ...

Montee

B. ...



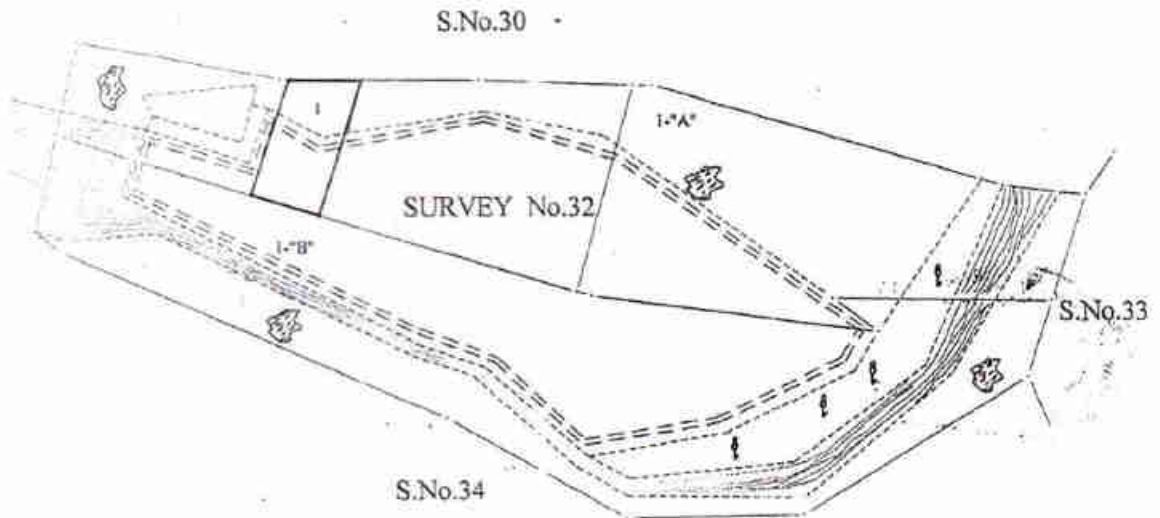
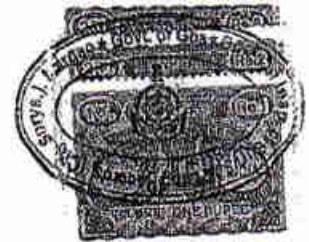
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO - GOA



Insward No: 330

Plan Showing plots situated at
 Village : NAGOA
 Taluka : SALCETE
 Survey No./Subdivision No. : 32/ 1,1-A&1-B
 Scale : 1:1000

[Signature]
 Inspector of Survey & Land Records
 Margao Goa



[Signature]

Monitaa

Bmang