



गोवा GOA

Sr. No. 871 Place of Vend: Vasco, Date of Sale: 18/12/20 057643  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUD/VEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 25,000/-  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da V. De Souza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 392,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With.  
Sign. of Stamp Vendor Sign. of Purchaser

### DEED OF SALE

THIS DEED OF SALE is made at Vasco Da Gama, Goa, on this  
the 23RD day of DECEMBER 2020







गोवा GOA



Sr. No. 872 Place of Vend: Vasco, Date of Sale: 18/12/20  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUDVEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 25,000/- (Rupees Twenty Five thousand Only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da V De Souza  
Purpose: Sale Deed Transacting Parties:  
As there is no one Single Stamp Paper for the Value of Rs. 392,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With

Sign. of Stamp Vendor

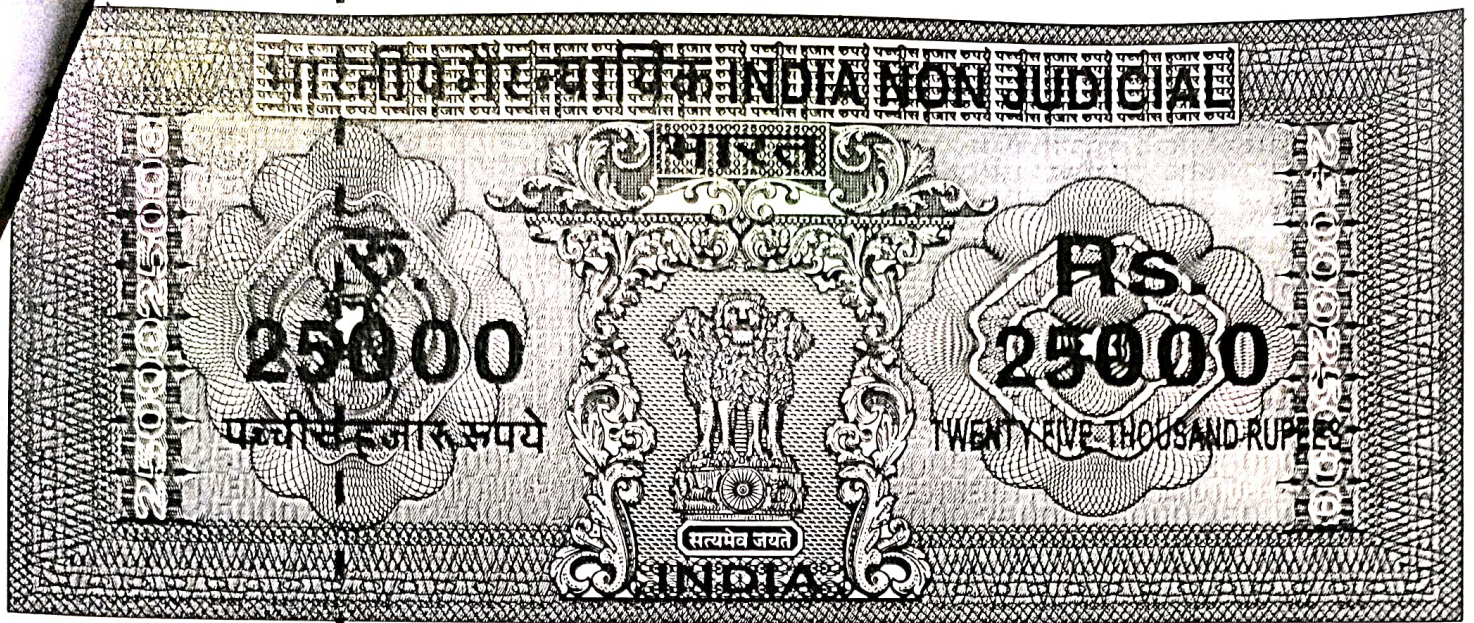
Sign. of Purchaser

\*2\*

BETWEEN

Baty Amroli






गोवा GOA



St. No. 873 Place of Vend: Vasco, Date of Sale: 18/12/20 057645  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUDVEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 25,000/- (Rupees Twenty Five Thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Sabolim Name of Father: Antonio L. Da. V. Desouza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*3\*

MR. ABDUL LATIF, son of Noormohamad, aged 59 years, having Aadhar Card No. [REDACTED], Pan Card no [REDACTED], Indian National, and his wife MRS. IMROJA ABDUL LATIF, daughter of Mohamad Ilyas Naviwala, wife of Abdul Latif aged 45 years, housewife, Pan Card no. [REDACTED], Indian National, Aadhar Card no. [REDACTED], both residing at Flat no B-2, 3<sup>rd</sup> floor, Karma Residential Enclave, Near Pai Hospital, Vaddem, Vasco Da Gama, Goa, hereinafter referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deem to include their heirs, successors, administrators, executors and assigns) of the First Part.

Boty Imroja 





गोवा GOA




Sr. No: 874 Place of Vend: Vasco, Date of Sale: 18/12/20 057646  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUD/VEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 25000/- (Rupees twenty five thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da. V. De Souza  
Purpose: Cole Seed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*4\*

AND

MR. JUDAS ANACLETO DE SOUZA, s/o late Anthony L.V. De Souza, aged 55 years, married, businessman, Pan card no. [REDACTED], Aadhar Card no. [REDACTED], OCI Card no. A1941077, resident of 259, "God's Gift" Behind NSD, Alto Dabolim, Goa. hereinafter referred to as 'THE PURCHASER' (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators, executors and assigns) of the SECOND PART.

Edin Imroha 





गोवा GOA

057647

Sr. No. 875 Place of Vend: Vasco, Date of Sale: 18/12/20

Vendor: Mr. Judas Anacleto De Souza R/O: Chiochim

Licence No: JUD/VEN-LIC/5/2017/AC-1

Value of Stamp Paper Rs. 25,000/- (Rupees Twenty Five Thousand only)

Name of Purchaser: Mr. Judas Anacleto De Souza

R/O: Dabolim Name of Father: Antonio L. Da V. De Souza

Purpose: Sale Deed Transacting Parties:

As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-

Additional Stamp Paper for the Completion of the Value is attached Along With

Sign. of Stamp Vendor

Sign. of Purchaser

\*5\*

WHEREAS there exist a plot no 13 admeasuring an area of 565 sq meters surveyed under survey no 41 of PTS no 68 of Vasco city which is part and parcel of the property admeasuring an area of 26289 sq mts of chalta no 41 and 2 of P.T.Sheet no 68 of Vasco City and chalta nos 10,11 and 12 of P.T.Sheet no 65 of Vasco city which property in turn forms part and parcel of the property known as BAILO DONGOR, situated in Vasco Da Gama, Goa, within the limits of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa, described in Land Registration office of the Judicial Division of Salcette under no 44551 of new series and enrolled in Taluka revenue office under matriz no 365,

By Mrs. Inez





गोवा GOA

Sr. No. 876 Place of Vend: Vasco, Date of Sale: 18/12/20 057648  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUD/VEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 25000/- (Rupees Twenty Five Thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da. V. Desouza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*6\*

surveyed for the purpose chalta no 2 of PTS no 68 and chalta no 10,11, and 12 of PTS no 65 which has an area of 15560 sq meters surveyed under old cadastral survey no 917 with an area of 21791 sq meters and second property described in the Land Registration office under no 4456 in Book B no 116 of New Series and enrolled under matriz no 324 surveyed under chalta no 41 of PTS no 68 admeasuring an area of 11361 sq meters surveyed under old cadastral plan no 924 out of the said area of 623 is acquired by the Mormugao Municipal Council and the said plot no 13 is described in SCHEDULE herein below written and hereinafter

*Prof. M. S. S. S.*





गोवा GOA



Sr. No. 877 Place of Vend: Vasco, Date of Sale: 18/12/20 057649  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUD/VEN-LIC/5/2017/AC-1  
Value of Stamp Paper Rs. 25,000/- (Rupees Twenty Five Thousand Only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Nabolim Name of Father: Antonio L. Da V. De Souza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*7\*

referred to as "THE SAID PLOT" and is bounded as under

North: by property of the heirs of Manuel Jesus  
South: by 8 meters wide road  
East: by plot no 16 and 30 of the same property  
West: by plot no 11 of the same property

Loty Amek \_\_\_\_\_



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

गोवा GOA

St. No. 878 Place of Vend: Vasco, Date of Sale: 18/12/20

Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim

Licence No: JUDVEN-LIC/5/2017/AC-1

Value of Stamp Paper: ₹ 25200/- (Rupees twenty five thousand only)

Name of Purchaser: Mr. Judas Anacleto De Souza

R/O: Orbolim Name of Father: Antonio L. Da. V. De Souza

Purpose: Sale Deed Transacting Parties:

As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-

Additional Stamp Paper for the Completion of the Value is attached Along With

Sign. of Stamp Vendor

Sign. of Purchaser

\*8\*

ANDWHEREAS the said property originally belonged to Nina Matildes Avelina das Felecidedes Cardoso Alvares de Souza alias Nina Alvares De Souza and her husband Frederick John de Souza in whose name its is inscribed at no 48344 recorded at pages 139 and at No 48345 at pages 140 of the Book G no 57 of Salcete Land Registration.

Edy Tm Seta





गोवा GOA



St. No. 879 Place of Vend: Vasco, Date of Sale: 18/12/20

057651

Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim

Licence No: JUDVEN-11C/5/2017/AC-1

Value of Stamp Paper: Rs. 25,000/- (Rupees twenty five thousand only)

Name of Purchaser: Mr. Judas Anacleto De Souza

R/O: Dabolim Name of Father: Antonio L. D. V. De Souza

Purpose: Sale Deed Transacting Parties:

As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-

Additional Stamp Paper for the Completion of the Value is attached  
Along With

Sign. of Stamp Vendor

Sign. of Purchaser

\*9\*

AND WHEREAS Nina Matildes Avelina das Felecidedes Cardoso Alvares del Souza alias Nina Alvares De Souza expired at Portugal on 26/12/1984, and her husband Frederick John de Souza expired on 4/2/1980 leaving behind Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria(Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto which is confirmed by Deed of Declaration Succession dated 25/5/1987 drawn before the sub registrar of Mormugao drawn at pages 134 onwards in the Book of Deed no 157.



*[Handwritten signature]*



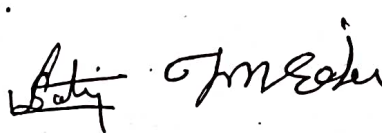



गोवा GOA



Sr. No. 880 Place of Vend: Vasco, Date of Sale: 18/12/20  
 Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
 Licence No: JUD/VEN-LIC/5/2017/AC-1  
 Value of Stamp Paper: Rs. 25,000/- (Rupees Twenty Five Thousand only)  
 Name of Purchaser: Mr. Judas Anacleto De Souza  
 R/O: Dabolim Name of Father: Antonio L. Da. V. De Souza  
 Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
 As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
 Additional Stamp Paper for the Completion of the Value is attached  
 Along With.  \*10\*   
 Sign. of Stamp Vendor Sign. of Purchaser

AND WHEREAS by two public wills both dated 4/2/1980 recorded at pages 57 onwards and 59 onwards of the book maintain in the sub registrar office, all the properties left behind by Nina Matildes Avelina das Felecidedes Cardoso Alvares de Souza alias Nina Alvares De Souza and her husband Frederick John de Souza were bequethated by their children i.e. Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria (Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto respectively.





गोवा GOA



Sr. No. 881 Place of Vend: Vasco, Date of Sale: 18/12/20 057653  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicallim  
Licence No: JUD/VEN-LIC/5/2017/AG-1  
Value of Stamp Paper: Rs. 25000/- (Rupees Twenty Five thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
Dabolim Name of Father: Antoni L. Da. V. De Souza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With: \_\_\_\_\_  
Sign. of Stamp Vendor: \_\_\_\_\_ Sign. of Purchaser: \_\_\_\_\_

\*11\*

AND WHEREAS by an Agreement of Sale dated 27/9/1990 Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria (Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto agreed to sell the properties mention in the larger property above to M/s Sapana Real Estate, a partnership firm duly registered under the Partnership Act, 1932.

*Aliy Maria*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

St. No: 882 Place of Vend: Vasco. Date of Sale: 18/12/20

057654

Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim

Licence No: JUDVEN-LIC/5/2017/AC-1

Value of Stamp Paper: Rs. 25000/- (Rupees Twenty Five Thousand only)

Name of Purchaser: Mr. Judas Anacleto De Souza

R/O: Dabolim Name of Father: Antonio L. Da. V. Desouza

Purpose: Sale Deed Transacting Parties:

As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-

Additional Stamp Paper for the Completion of the Value is attached Along With

Sign. of Stamp Vendor

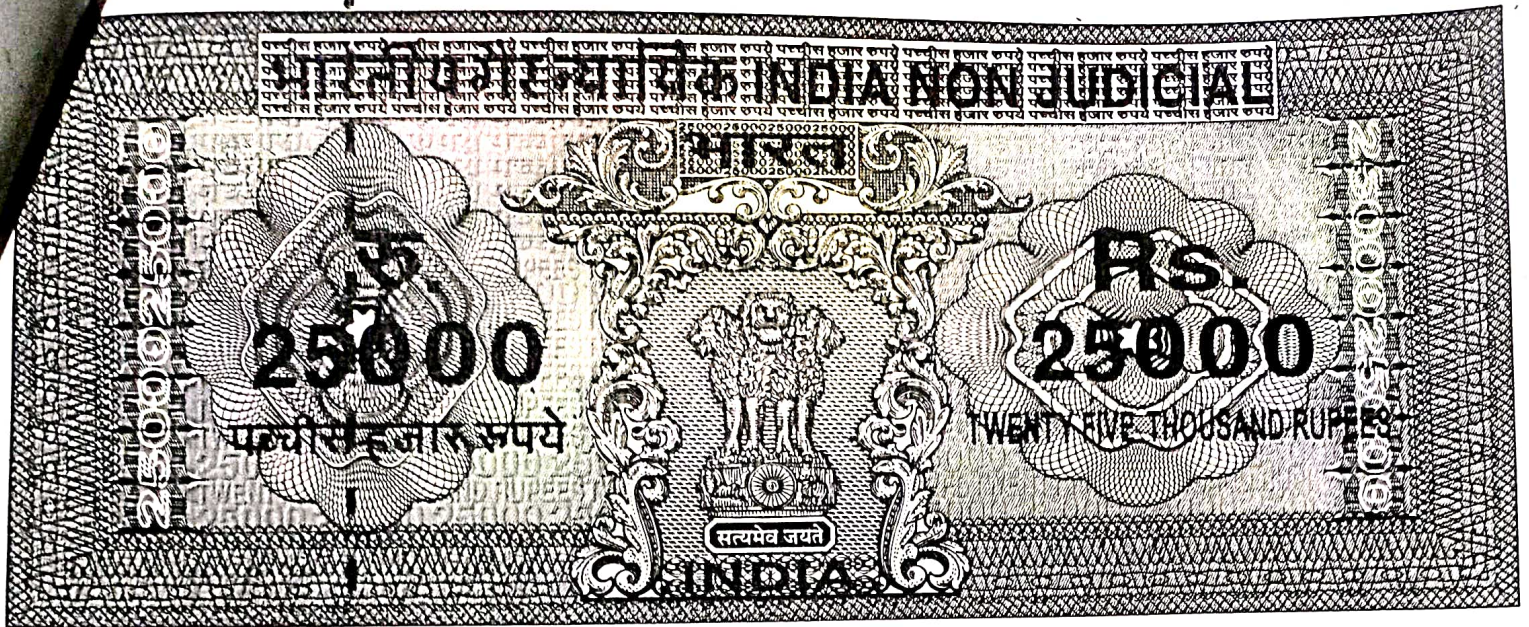
Sign. of Purchaser

\*12\*

AND WHEREAS M/s Sapana Real Estate develop the said land into various plots after obtaining permission from concerned authorities i.e. Sanad dated 1/6/1990 from the Deputy Collector bearing No. 11/1/87/PYC/MOR/9/90/453, permission from South Goa Development Authority bearing No. CPDA/1-P/96/91-92/953 dated 23/8/1991 from the Central Planning and Development Authority.

*Leti*  
*M. Edu*





गोवा GOA

057655

057655

St. No. 883 Place of Vend: Vasco, Date of Sale: 18/12/20  
 Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
 Licence No: JUDVEN-LIC/5/2017/AC-1  
 Value of Stamp Paper: Rs. 25000/- (Rupees Twenty Five Thousand only)  
 Name of Purchaser: Mr. Judas Anacleto De Souza  
 R/O: Dabolim Name of Father: Antonio L. De V. De Souza  
 Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
 As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
 Additional Stamp Paper for the Completion of the Value is attached  
 Along With \_\_\_\_\_

Sign. of Stamp Vendor

Sign. of Purchaser

\*13\*

AND WHEREAS by Deed of Sale dated 30/3/1994 duly registered with the sub registrar of Mormugao under registration No. 245 at pages 456 to 510 Book I volume 112 said Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria (Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto along with M/s Sapana Real

*Loty Magohe*





गोवा GOA



Sr. No. 884 Place of Vend: Vasco, Date of Sale: 18/12/20 057656  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUD/VEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 25,000/- (Rupees Twenty Five Thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da V. Desouza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*14\*

Estate conveyed the sub divided plot No. 13 admeasuring an area of 565 sq. mts to Uday Vishwanath Dessai, Chandrakant Vishanath Dessai, Mrs. Usha Shashikant Dessai and Ranjana Ramakant Dessai who thus became the owner of the said plot No. 13 with effect from 30/3/1994.

*Lotus Meade*





गोवा GOA



Sr. No. 885 Place of Vandr Vasco. Date of Sale 18/12/20 057657  
 Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
 Licence No: JUD/VEN-LIC/5/2017/AC-1  
 Value of Stamp Paper Rs. 25,000/- (Rupees twenty five thousand only)  
 Name of Purchaser Mr. Judas Anacleto De Souza  
 R/O Dabolim Name of Father Antonio L. Da. V. De Souza  
 Purpose Sale Deed Transacting Parties:  
 As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-  
 Additional Stamp Paper for the Completion of the Value is attached  
 Along With  
 Sign. of Stamp Vendor Sign. of Purchaser

\*15\*

AND WHEREAS by Deed of Sale dated 22/12/2018 duly registered to the sub registrar of Mormugao under registration No. MOR-1-6-2019 said Uday Vishwanath Dessai, Chandrakant Vishanath Dessai, Mrs. Usha Shashikant Dessai and Ranjana Ramakant Dessai along with their respective spouses mentioned in the said Sale Deed as Vendors sold the said plot No. 13 admeasuring an area of 565 sq. mts surveyed under chalta No. 41 of P.T.Sheet No. 68 of Vasco City to Abdul Latif.

*Latif Ansari*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹ 10000



Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA



Sr. No: 886 Place of Vend: Vasco, Date of Sale: 18/12/20

043246

043246

Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim

Licence No: JUD/VEN-LIC/5/2017/AC-1

Value of Stamp Paper: Rs. 10,000/- (Rupees Ten Thousand only)

Name of Purchaser: Mr. Judas Anacleto De Souza

R/O: Dabolim Name of Father: Antonio L. Da V. De Souza

Purpose: Sale Deed Transacting Parties:

As there is no one Single Stamp Paper for the Value of Rs. 3,92,000/-

Additional Stamp Paper for the Completion of the Value is attached Along With

Sign. of Stamp Vendor

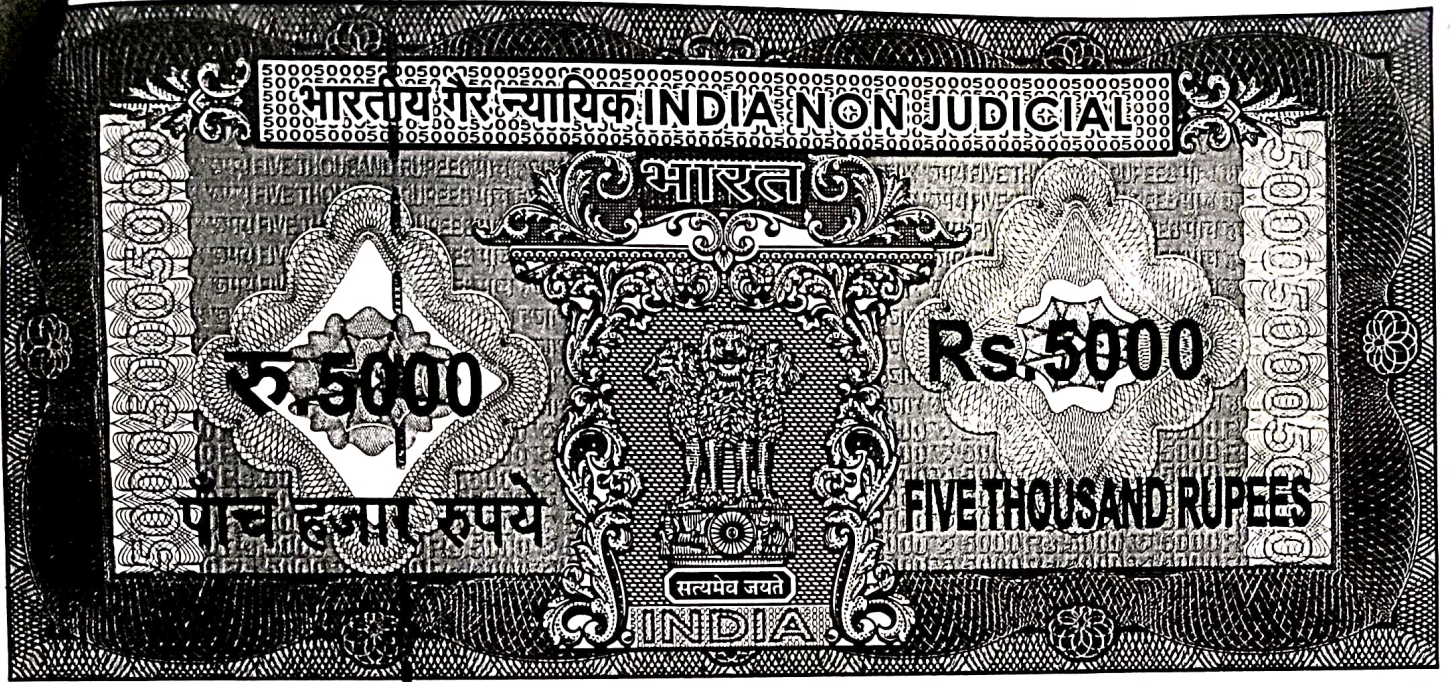
Sign. of Purchaser

\*16\*

ANDWHEREAS the female Vendor being the wife of the male vendor i.e. Abdul Latif has been joined in this Deed being married to the male vendor.

Abdul Latif





गोवा GOA

009097

Sr. No. 887 Place of Vendor: Vasco, Date of Sale: 18/12/20  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalm  
Licence No: JUDVEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 5000 (Rupees Five Thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Nabolim Name of Father: Antonio L. Da V. De Souza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 392000  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*17\*

AND WHEREAS the Purchaser has now agreed to purchase the said plot which is more particularly described in the Schedule hereinafter written for a total consideration of Rs. 98,00,000/- (Rupees Eight Lakhs Only)

Mr. Judas Anacleto De Souza

Mr. Judas Anacleto De Souza

Mr. Judas Anacleto De Souza





गोवा GOA



533750

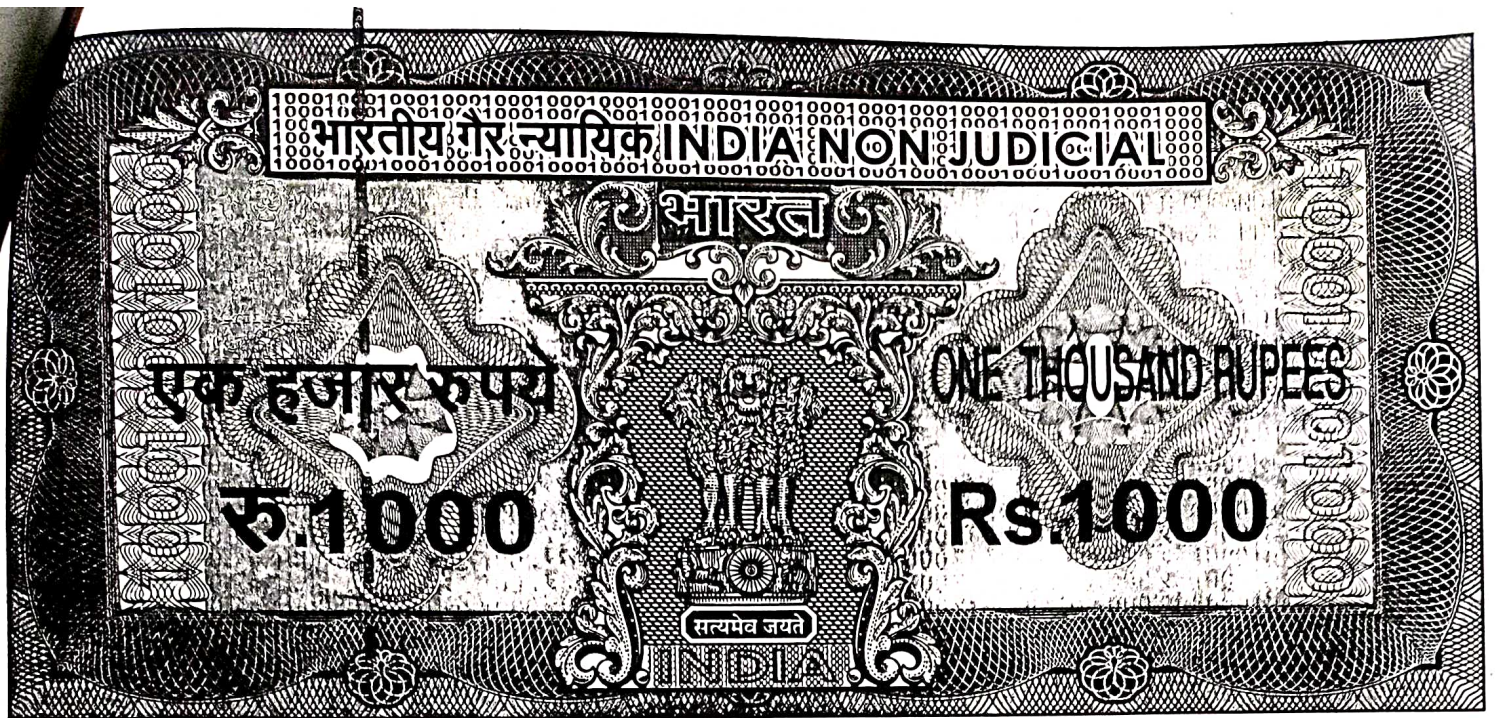
Sr. No: 888 Place of Vend: Vasco, Date of Sale: 18/12/20  
Vendor: Mr. Judas Anacleto De Souza P/O: Chicalim  
Licence No: JUD/VEN-LIC/5/2017/AC-1  
Value of Stamp Paper: Rs. 1000 (Rupees One Thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da. V. De Souza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs. 392,000/-  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*19\*

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS  
FOLLOWS:-

By Chicalim DA





गोवा GOA

533751

Sr. No: 889 Place of Vendor: Vasco, Date of Sale: 18/12/20  
Vendor: Mr. Judas Anacleto De Souza R/O: Chicalim  
Licence No: JUD/VEN-LIC/3/2017/AC-1  
Value of Stamp Paper: Rs. 1000/- (Rupees One Thousand only)  
Name of Purchaser: Mr. Judas Anacleto De Souza  
R/O: Dabolim Name of Father: Antonio L. Da V. De Souza  
Purpose: Sale Deed Transacting Parties: \_\_\_\_\_  
As there is no one Single Stamp Paper for the Value of Rs: 3,92,000  
Additional Stamp Paper for the Completion of the Value is attached  
Along With \_\_\_\_\_  
Sign. of Stamp Vendor \_\_\_\_\_ Sign. of Purchaser \_\_\_\_\_

\*19\*

1. That in pursuance of and in consideration of Rs. 98,00,000/- (Rupees Ninety Eight Lakhs Only) paid by the Purchaser to the Vendors i.e Rs. 98,00,000/- (Rupees Ninety Eight Lakhs) is paid by the Purchaser

*Buyer* *Mr. De Souza* *D*

*Mr. De Souza*  
*D*



to the Vendors (the receipt of the Vendor doth hereby admit and acknowledge as full and complete payment of and from the same and every part thereof) The Vendors do hereby acquit, release, discharge and convey to the Purchasers the SAID PLOT as beneficial owners by this presents indefeasibly and transfer assign and assure unto the Purchaser that SAID PLOT described in the Schedule hereinunder written and delineated in red colour on the plan annexed hereto, the Vendors together with all its benefits and advantages of ancient and other rights, liberties, easements and privileges, appendages and appurtenances whatsoever to the SAID PLOT or any part thereof belonging or in any way appertaining to or with same or any part thereof and all the estates, rights, title, inheritance, use, limits, property claim and demand whatsoever both at law and in equity of the Vendors interest and every right upon the SAID PLOT and every part thereof TO HAVE AND HOLD the SAID PLOT and every part thereof hereby granted, sold, conveyed and transferred absolutely forever and the possession of the SAID PLOT is hereby delivered and conveyed to the Purchasers.

2. The Vendors hereby covenant with the Purchasers as follows: -

- a) That the Vendors are the absolute owner of the SAID PLOT hereby transferred, conveyed or assigned in favour of the Purchaser and that the Vendors have absolute power and perfect title to sell the same.
- b) That the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the SAID PLOT and every part thereof and receive the profits there from without any interruption, claim or demand whatsoever from or by the Vendors or any person claiming under any of them.
- c) That the SAID PLOT hereby sold, conveyed or transferred under this deed of sale is free from encumbrance and the Purchaser has agreed to buy the same on "as is where is basis" and shall have no claim of whatsoever nature with respect to SAID PLOT against the Vendors.

*[Handwritten signatures]*



d) That the Vendors shall at all times hereinafter at the request and cost of the Purchaser, do or execute or cause to be done, executed all such



acts, deeds and things whatsoever for further and better or more perfectly assuring the SAID PLOT and every part thereof unto and to the use of the Purchaser.

e) That the Vendors shall not incur any liability of whatsoever nature against the SAID PLOT to the Purchaser.

2. That the SAID PLOT is not the subject matter of acquisition or attachment in any proceedings of recovery by the Government and that the vendors have not entered into any Agreement with any other person creating any right or interest over the SAID PLOT.

3. The Vendors do hereby give their no objection for inclusion of the names of the Purchaser in form D of the property surveyed Chalta no 41 of P.T.Sheet no 68 of Vasco City

4. The possession of the SAID PLOT is handed over to the Purchaser today.





### SCHEDULE

All that plot bearing Plot no 13 admeasuring an area of 565 sq meters surveyed under <sup>chalta</sup> survey no 41 of PTS no 68 of Vasco city which is part and parcel of the property property admeasuring an area of 26289 sq mts of chalta no 41 and 2 of P.T.Sheet no 68 of Vasco City and chalta nos 10,11 and 12 of P.T.Sheet no 65 of Vasco city which property in turn forms part and parcel of the property known as BAILO DONGOR, situated in Vasco Da Gama, Goa, within the limits of Mormugao Municipal Council , Mormugao Taluka, North Goa District, State of Goa, described in Land Registration office of the Judicial Division of Salcette under no 44551 of new series and enrolled in Taluka revenue office under matriz no 365 , surveyed for the purpose chalta no 2 of PTS no 68 and chalta no 10,11, and 12 of PTS no 65 which has an area of 15560 sq meters surveyed under old cadastral survey no 917 with an area of 21791 sq meters and second property described in the Land Registration office under no 4456 in Book 3 no 116 of New Series and enrolled under matriz no 324 surveyed under chalta no 41 of PTS no 68 admeasuring an area of 11361 sq meter surveyed under old cadastral plan no 924 out of the said area of 62 is acquired by the Mormugao Municipal Council and is bounded as under.

North: by property of the heirs of Manuel Jesus

South: by 8 meters wide road

East: by plot no 16 and 30 of the same property

West: by plot no 11 of the same property

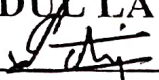
IN WITNESS WHEREOF the purchaser hereto and hereunder signed this agreement on the date month First herein written in the presence of attesting witnesses.

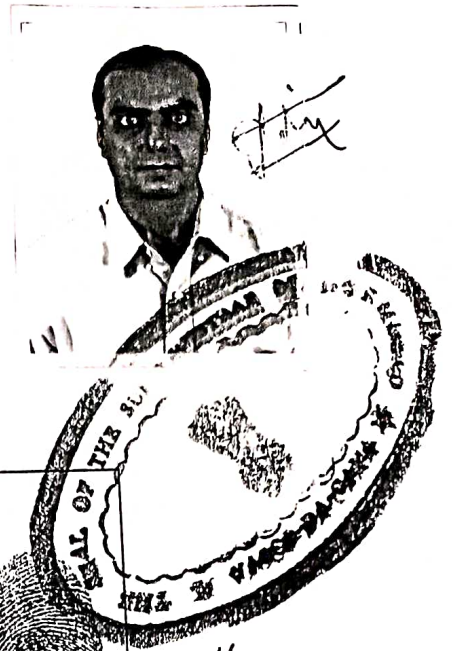
 



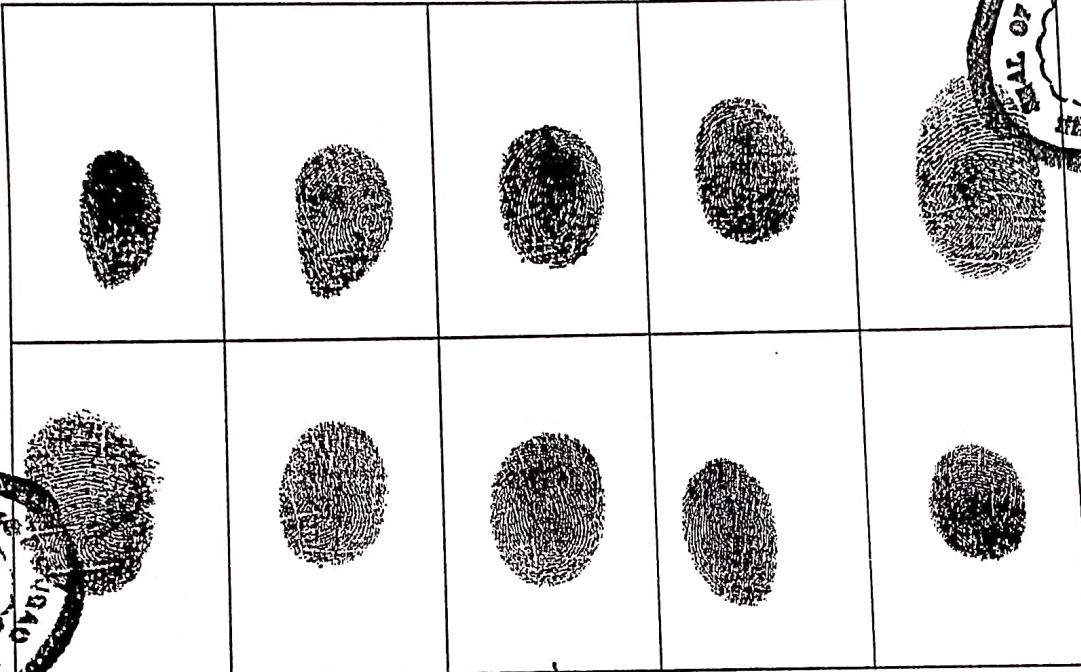
\*23\*

SIGNED & DELIVERED BY THE |  
WITHIN NAMED VENDOR |  
MR. ABDUL LATIF


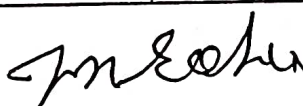

  
Signature



L-4



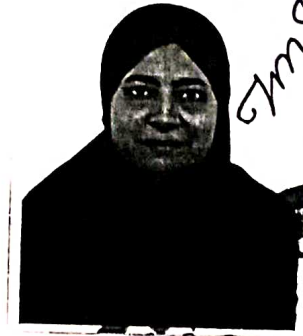
R-14



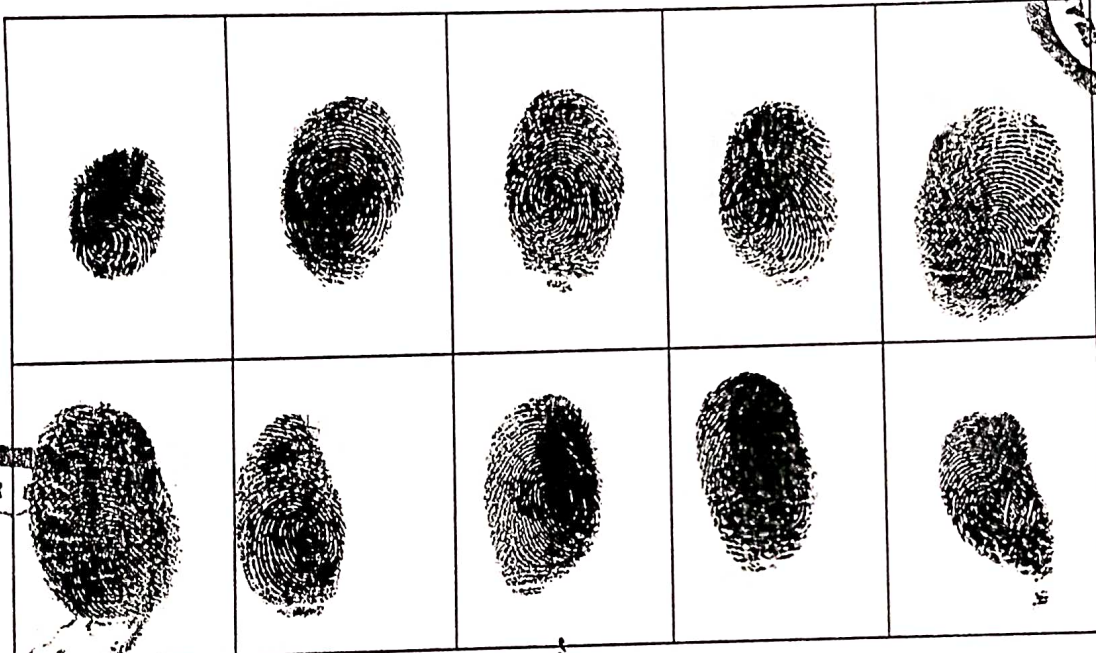
\*24\*

SIGNED & DELIVERED BY THE |  
WITHIN NAMED VENDOR |  
MRS.IMROJA ABDUL LATIF



*Imroja*

Signature



L-H

R-H

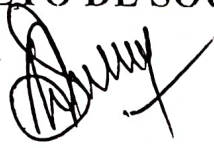
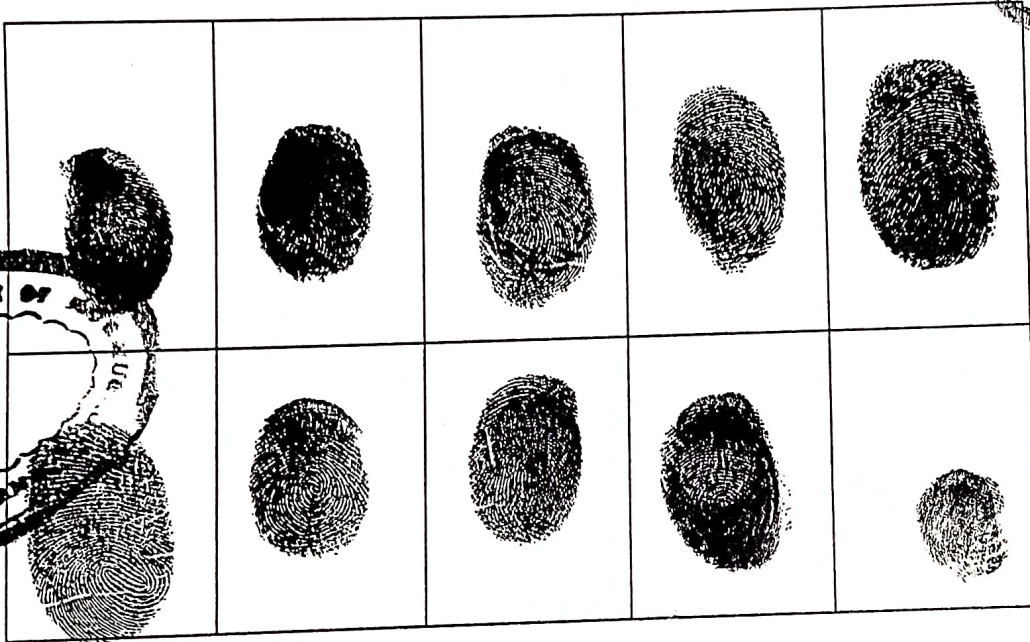
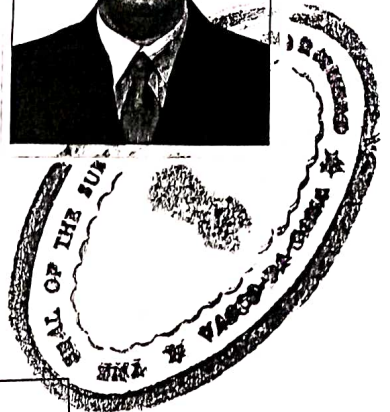
*Imroja*





SIGNED & DELIVERED BY THE |  
 WITHIN NAMED PURCHASER |  
 MR. JUDAS ANACLETO DE SOUZA

Signature

L.H

R.H

Witnesses :-

1. Amey Shetye (Adv. Amey Shetye)
2. Viraj Kumar Kalangutkar (Viraj Kumar Kalangutkar)

Lotiy Mr. Shetye









## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 23-Dec-2020 10:12:34 am

Document Serial Number :- 2020-MOR-1527

Presented at 10:12:39 am on 23-Dec-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	392000
2	Registration Fee	294000
3	Mutation Fees	1000
4	Processing Fee	390
Total		687390

Stamp Duty required :392000/-

Stamp Duty Paid : 392000/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Judas Anacleto De Souza ,S/o - D/o-F/o Anthony L V De Souza Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 259 Gods Gift behind NSD Alto Dabolim Goa, Address2 - , PAN No.: [REDACTED]			







#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abdul Latif ,S/o - D/o-F/o Noormohammed Age: 59, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B2 third floor Karma Residential Enclave near Pai Hospital Vaddem Vasco Da Gama Goa, Address2 - , PAN No.: [REDACTED]			
2	Imorja Abdul Latif ,S/o - D/o-F/o Mohamad Ilyas Naviwala Age: 45, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Flat no B2 third floor Karma Residential Enclave near Pai Hospital Vaddem Vasco da Gama Goa, Address2 - , PAN No.: [REDACTED]			
3	Judas Anacleto De Souza ,S/o - D/o-F/o Anthony L V De Souza Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 259 Gods Gift behind NSD Alto Dabolim Goa, Address2 - , PAN No.: [REDACTED]			

#### Witness:

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



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Viraj Kalangutkar, 48 , ,9881662182 , ,Business , Marital status : Married 403802 Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Amey Shetye, 39 , ,9822381919 , ,Advocate , Marital status : Unmarried 403802 Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar

SUB-REGISTRAR  
MORMUGAO






Document Serial No:-2020-MOR-1527

Book :- 1 Document

Registration Number :- **MOR-1-1477-2020**

Date : 23-Dec-2020

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

  
**SUB-REGISTRAR**  
**MORMUGAO**

