

(Rupees One lakh forty five thousand six hundred Only)

FOR CITIZEN CREDIT
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AUTHORIZED SIGNATORY

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

CITIZEN CREDIT CO-OPERATIVE
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BRANCH NO. 14, SHIPYARD TERRACES C.M.S.L.
SANTAPPA PETH, MUMBAI-400 004
GOA - 403 002

D-5/STP(V)/C.A./18/33/2011-20

भारत 15280

GOA JUDICIAL STAMP

148201

MAR 30 2021



13:20

R.0145600/PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: SOHIL KHAN



Mr. Sohil Khan



DEED OF SALE

Gitness

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This **DEED OF SALE** is made and executed on this 26th day of March, Two Thousand and Twenty One (26/03/2021) at Margao, Taluka Salcete, District of South Goa, State of Goa.

BY AND BETWEEN

1. **MR. GLEENSON FERNANDES**, son of Mr. Faustinho Fernandes, aged 48 years, Service, Married, having Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED] and his wife **2. MRS. BEARILL FERNANDES**, daughter of Mr. Martino Fernandes, aged 41 years, Service, Married, having Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED] both Indian Nationals and resident of H.No.398/A, Coldem, Navelim, Salcete, Goa hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators, successors and assigns) **OF THE FIRST PART;**

AND

2. **MR. SOHIL KHAN**, son of Mr. Shamsheer Khan, aged 28 years, Unmarried, Businessman, having Pan Card No. [REDACTED] and Adhaar Card No. [REDACTED] Indian National, resident of H.No.104/15, Makhdoom Ashraf Nagar, behind Masjid, Consua, Cortalim, Goa hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators, successors and assigns) **OF THE SECOND PART;**

G Fernandes

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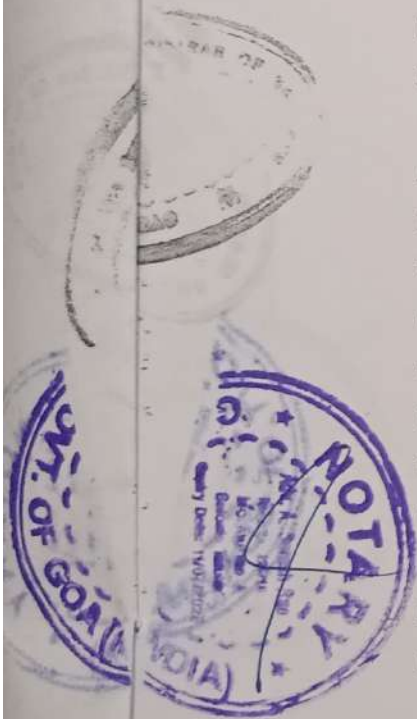
S Khan

WHEREAS there exists a property in the City of Margao which is more particularly described in the Schedule-I -hereinafter appearing and shall be referred to as the **SAID PROPERTY**.

AND WHEREAS the said property originally belonged to late Mr. Caetano Francisco Joaquim da Piedade Barreto who was married to Mrs. Clara Juliana Pereira e Barreto, as the same is seen inscribed in favour of Mr. Caetano Francisco Joaquim da Piedade Barreto under inscription No.34822.

AND WHEREAS by virtue of Deed of Gift executed before the Judicial Division of Salcete in the year 1955 the said Mr. Caetano Francisco Joaquim da Piedade Barreto and his wife Mrs. Clara Juliana Pereira e Barreto gifted the said property listed at Sr.No.6(six) to late Mr. Francisco Joaquim das Dores Barreto alias Mr. Francisco Barreto.

AND WHEREAS the said Mr. Francisco Joaquim das Dores Barreto alias Mr. Francisco Barreto expired on 06.07.2002 as a bachelor without leaving behind any testamentary disposition or will and upon his death Deed of Declaration for Succession of Heirs was executed before the Ex-Officio Notary of Salcete at Margao on 21.11.2003 leaving behind his sisters namely 1. Mrs. Ana Maria Purificacao Albertina Barretto e Rebello married to Mr. Joao Fenelon Roque de Piedade Rebello, 2. Mrs. Maria Silvia Barretto Pereira widow of late Mr. Allen Pereira, 3. Miss. Maria Adelina Ivona Barretto, 4. Mrs. Maria Ana Belina Barretto Pereira married to Mr. Sydney Anthony Pereira alias Sydney



C. Fernandes

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Pereira and who succeeded and qualified to be as his legal heirs and the said property was devolved upon them which hereinafter referred to as the Said Owners of the said property.

AND WHEREAS Miss. Maria Angelica Aurelia Barretto, who was the 5th daughter of late Mr. Caetano Barretto alias Caetano Francisco Joaquim da Piedade Barreto and Mrs. Clara Juliana Pereira e Barreto alias Clara Pereira e Barreto expired on 03.06.2001 in the status of unmarried without any Will or disposition which is confirmed vide Death and Burial Certificate dated 23.01.2021.

AND WHEREAS the said Owners had entered into an Agreement for Development to develop and sub-divide the said property into nine plots with Mr. Francisco Manuel Da Veiga Coutinho hereinafter referred to as the Said Developer.

AND WHEREAS the said Developer accordingly obtained the requisite N.O.C from the concerned authorities for the sub-division of the said property and the approval was authorized by the South Goa Planning and Development Authority vide Order No.SGPDA/P/4083/550/05-06 dated 14.02.2006.

AND WHEREAS the said Developer has also obtained the requisite conversion Sanad for converting the said property from agricultural to non agricultural under Ref.AC-II/SG/CONV-131/2005 dated 15.12.2005.

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AND WHEREAS the said Owners along with the said Developer Sold one of the Plot No.5 admeasuring an area of 379 sq.mtrs to 1. Mrs. Ana Joaquina Texeira, 2. Mr. Antonio Piedade Da Silva, 3. Mr. Arcanjo Francisco Da Silva, 4. Mr. Camilo Da Silva vide Deed of Sale dated 02.06.2006 duly registered in the Office of the Sub Registrar of Salcete under Registration No.2570 at Pages 162 to 187, Book No.I, Volume No.2039 dated 09.06.2006.

AND WHEREAS the said 1. Mrs. Ana Joaquina Texeira, 2. Mr. Antonio Piedade Da Silva, 3. Mr. Arcanjo Francisco Da Silva, 4. Mr. Camilo Da Silva became the owners of the Plot No.5 admeasuring 379 sq.mtrs which is a distinct and independent Plot and is more particularly described in **SCHEDULE-II** and is hereinafter referred to as the **Said Plot**.

AND WHEREAS the said 1. Mrs. Ana Joaquina Texeira, 2. Mr. Antonio Piedade Da Silva, 3. Mr. Arcanjo Francisco Da Silva, 4. Mr. Camilo Da Silva further gifted the Said Plot to the male VENDOR herein vide Deed of Gift dated 06.06.2007 duly registered in the Office of the Sub Registrar of Salcete under Registration No.2795 at Pages 200 to 215, Book No.I, Volume No.2494 dated 08.06.2007.

AND WHEREAS the male VENDOR mutated his name which is appearing in the Occupant column as owner in respect of the Said Plot No.5 admeasuring 379 sq.mtrs under Chalta No.5 of P.T. Sheet No.140.

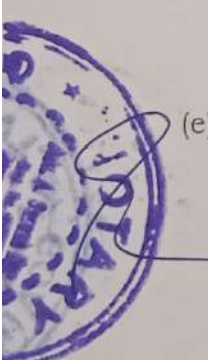
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AND WHEREAS the said Deed of Gift dated 06.06.2007 was rectified vide Deed of Rectification cum Ratification dated 10.09.2019 duly registered in the Office of the Sub Registrar of Salcete under Registration No.MGO-1-2613-2019 dated 18.09.2019.

AND WHEREAS the VENDORS have represented to the PURCHASER:

- 
- 
- (a) That the VENDORS are the absolute owners of the Said Plot and is totally free from tenancy and have good marketable and subsisting title to and possession over the Said Plot and none others have any right, title, interest and share thereto or therein,
 - (b) That the Said Plot is not subject to any litigation, attachments by courts or acquisition proceedings of any kind,
 - (c) That there are no claims, mortgages, charges or Lien or encumbrances on the Said Plot,
 - (d) That the Said Plot is not a land in respect of which there is prohibition as regards sale and that there is no bar or prohibition to develop, acquire, hold or to sell the Said Plot under any laws for the time being force,
 - (e) That there are no pending proceedings in any court or forum concerning Said Plot.

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AND WHEREAS, the VENDORS being the absolute owners in title, interest and share of the said plot has agreed to sell, convey, assign unto the PURCHASER the Said Plot and the PURCHASER have agreed to purchase the Said Plot admeasuring 379 sq.mtrs. for **Rs.48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only)** which is the present market value of the Said Plot, free from all encumbrances, demands, charges, claims etc.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in consideration of the sum of **Rs.48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only)** being the entire consideration and which sum has been received by the VENDORS as on the date of signing of this Deed of Sale, as per the Mode of Payment prescribed in **SCHEDULE - III** in favor of the VENDORS hereunder written the receipt whereof the VENDORS hereby admit and acknowledges in full and final settlement and for the same and every part thereof acquit, release, discharge, convey, transfer, assign and assure unto and to the use of the PURCHASER free from encumbrances the SAID PLOT more fully described in the Schedule-II hereunder written, along with all its rights, title, claims, interest, and demand whatsoever of the VENDORS have in the SAID PLOT and other common appendages and appurtenances, and every part thereof to **HAVE, HOLD, OWN AND ENJOY** the same unto and for the exclusive use and benefit absolutely and unconditionally forever unto the PURCHASER and his Administrators / heirs and assigns absolutely forever as his



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own together with the title deeds, writings, muniments and other evidences of title, as originally pass on such sale.

THE VENDORS AND ALL PERSONS CLAIMING UNDER THEM, COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the VENDORS are now lawfully seized and possessed with clear and marketable title of the SAID PLOT hereby conveyed free from all encumbrances, charges, claims, equities, impediment and attachments or defects in title whatsoever.
2. That the VENDORS do hereby covenant and declare that he now have good right and full power and absolute authority to sell and convey the SAID PLOT hereby conveyed unto the PURCHASER in the manner aforesaid.
3. That the PURCHASER shall on and from this day and at all times hereafter are entitled to continue to peacefully and quietly enter upon, and possess, enjoy and occupy the SAID PLOT now conveyed as its absolute owner for his own use and benefit without any claim, hindrances, demand or disturbances from the VENDORS or any other person/s representing them.

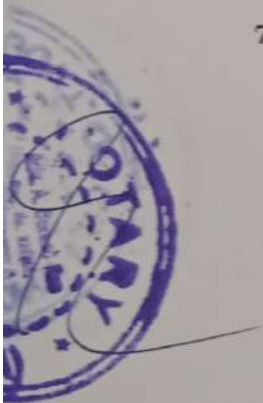


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4. That the VENDORS do hereby assures the PURCHASER that the SAID PLOT hereby sold is free from all encumbrances, charges, equities, legal flaws, mortgage, claims or demands whatsoever and that the VENDORS have not done anything whereby the SAID PLOT may be subject to any lien, notices or any prohibitory order of injunction or attachment from any Court of Law or person/s whatsoever and the VENDORS have absolute title and exclusive right to convey the SAID PLOT by way of Deed of Sale.
5. That the VENDORS do hereby assures and declare that they have not transfer nor sold or gifted and no interest in the SAID PLOT of any nature whatsoever has been created in favor of any other/ third person at any time before this Deed of Sale.
6. That the VENDORS do hereby assures and declare that the SAID PLOT herein sold has not been under Requisition Act or Land Acquisition Act, and further covenant that the SAID PLOT is free from mundkarship/tenancy or that no any other person/s ever had claimed or had any right to it.
7. That the VENDORS do hereby assures and declare that they shall from time to time and at all times hereinafter shall do and execute all such lawful acts, deeds, matters and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in the



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manner aforesaid as also putting the PURCHASER in possession of the SAID PLOT according to the true intent and meaning of this Deed of Sale.

8. That the VENDORS shall provide a "No Objection Certificate", in favour of PURCHASER for submitting to various Authorities as may be required in future by the PURCHASER for applying for any permissions, transfer of name or title, or any such requirement that may arise towards the SAID PLOT from any Authorities or Institutions.
9. The VENDORS acknowledges that the PURCHASER thus has become the exclusive owners equally in possession of the SAID PLOT No.05 admeasuring an area of 379:00 Square metres which is surveyed under Chalta No.5 of P.T. Sheet No.140 of Margao City, within the limits of the Margao Municipal Council, vide this DEED OF SALE.
10. For all time to come the "SAID PLOT" is and shall always be the absolute freehold property of the PURCHASER and he shall be at the liberty to use or otherwise, transfer, sell, sale or alienate the same, at his absolute discretion, without any interference from the VENDORS or any other person representing him.
11. The VENDORS further covenant that from the moment of execution of this deed, all the rights, title, interest of the VENDORS in the SAID PLOT stand transferred in favour of the PURCHASER, and it would be open to the



G. Fernandes

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PURCHASER to use the SAID PLOT for Development/Construction/improvement thereon and enjoy the benefits absolutely forever in whatsoever manner he like to exercise all his rights as of lawful owner.

12. The VENDORS further covenant and give their expressed No Objection to the PURCHASER to apply to the Authorities concerned to transfer the "SAID PLOT" on to his name by way of mutations / delineations, partition, Sanad, licenses, approvals, and apply for house tax, electricity, water connection, compound wall etc wherever required in all concerned offices, in respect of the "SAID PLOT" hereby sold.

13. That the VENDORS and their heirs, administrators, and assignors further covenants that if for any defect in the title or in any way the PURCHASER is deprived of the whole or any part of the SAID PLOT, the VENDORS undertake to save and keep the PURCHASER harmless and fully indemnify and keep indemnified, against any loss, damages, actions, proceedings, costs, charges, claims, and demands of whatsoever nature for all time to come.

14. That the VENDORS hereby covenant to handover all the original documents and title deeds in respect of the SAID PLOT at the time of execution of Deed of Sale.



Attestation

Sales

15. That the VENDORS clearly understood that all the dues, levies, taxes and such like of the SAID PLOT hereby sold shall be the exclusive responsibility of the VENDORS till the date of signing this Deed, after which the same shall be borne by the PURCHASER without any burden of the same being passed onto the VENDORS.
16. The VENDORS covenants that incase at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, M.O.U, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the Said Plot, the VENDORS shall be fully liable and responsible to settle any such claims of the third party/objections relates to the Said Plot from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by the VENDORS with the third party.
17. The Executants to this Deed declares that the subject matter of this Deed does not belong to persons belonging to Schedule Caste and Schedule Tribes.
18. That the VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the Said Plot unto



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the PURCHASER and the PURCHASER has taken the possession of the same.

19. The Cost of Stamp duty and Registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for Registration under the provisions of Indian Registration Act, 1908 and the parties hereto agree that the value of the Said Flat is being shown as **Rs.48,50,000/-(Rupees Forty Eight Lakhs Fifty Thousand only)** in accordance with rate of land as promulgated currently which is its present market value and the Stamp duty on this sum has accordingly been paid.

SCHEDULE-I

All That Property known as 'METADE DE GURU NAIQUE' (HALF OF GURU NAIQUE) situated at ward Madel, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.37,611 of new series and enrolled in the Matriz under No.1832 and surveyed under Chalta No.5 of P.T. Sheet No.140 having an area of 3,506 square meters and bounded on the East and North by the property of the heirs of Joaquim Bernardo Mesquita; on the West and South by drain



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SCHEDULE-II

All That Plot No.5 carved out from the property described in **SCHEDULE-I** above which is a distinct and independent Plot, having an area of 379.00 square meters surveyed under Chalta No.5 of P.T. Sheet No.140 of Margao City Survey and is bounded as follows on the East by drain closed by Plot No.4, on the West by Public drain, on the North by Plot No.6 of the same property and on the South by drain. The Plot No.5 is more particularly delineated in red colour boundary lines in the plan attached to this deed.

SCHEDULE-III

(MODE OF PAYMENT AND ACKNOWLEDMENT CUM RECEIPT)

All that consideration of Rs.48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only), paid by the PURCHASER to the VENDORSS in the manner as stated herein below:-

- a. Rs.5,00,000/- paid prior to this deed vide Cheque No.000010 dated 27.01.2021 drawn on HDFC Bank.
- b. Rs.21,75,000/- paid vide Cheque No.124510 dated 31.03.2021 drawn on Bank of India, Verna Branch, Goa.
- c. Rs.21,75,000/- paid vide Cheque No.124511 dated 31.03.2021 drawn on Bank of India, Verna Branch, Goa.
- d. The receipt whereof the VENDORS do hereby admit, confirm and acknowledges as the full and final payment received by them towards the sale of Plot No.05 admeasuring 379.00 sq.mtrs surveyed under Chalta No.5 of P.T. Sheet No.140 situated at Madel, of Margao City, within the limits of the Margao Municipal Council.



G. Fernandes

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[Signature]

IN WITNESS WHEREOF the Parties have signed this **DEED OF SALE** on the day, Month and the year place first herein above mentioned in the presence of attesting witnesses.

SIGNED AND DELIVERED

By the within named **VENDORS**

1. **MR. GLEENSON FERNANDES**

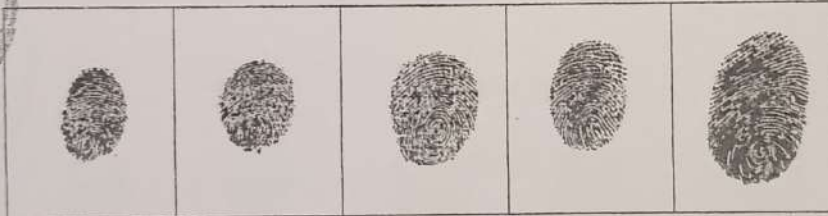
G. Fernandes



G. Fernandes



Right Hand Finger Prints



Left Hand Finger Prints



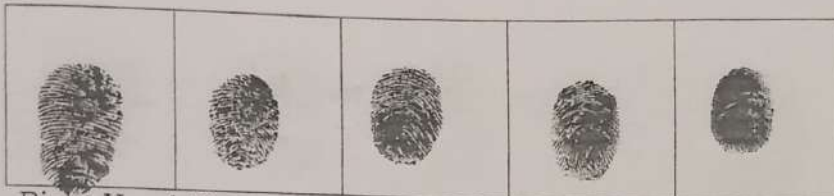
G. Fernandes

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[Signature]

SIGNED AND DELIVERED
By the within named **VENDORS**
2. MRS. BEARILL FERNANDES

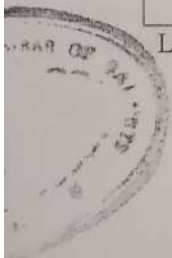
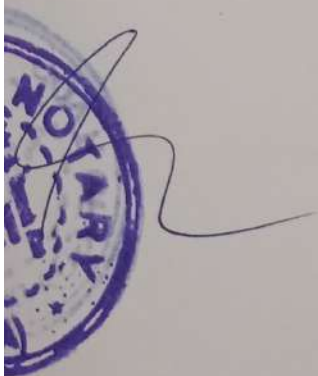
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Right Hand Finger Prints



Left Hand Finger Prints



C. Fernandes

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SIGNED AND DELIVERED
By the within named PURCHASER
3. MR. SOHIL KHAN



Right Hand Finger Prints



Left Hand Finger Prints

WITNESSES

1. MANOJ. B. Yadav

2. Tabrez Sheikh

AREA STATEMENT

1	AREA OF THE PROPERTY	350.00
2	AREA OF ROAD WIDENING	2.00
3	NET AREA	348.00
4	AREA OF PLOTS	348.00
5	AREA OF INTERNAL ROADS	33.00
6	AREA OF DRAINAGE	12.00

No Objection for the...
 No. SGP/DA/1083/550/05-06
 Dated...
 Member Secretary, 245

10. SGP/DA/1083/550/05-06
 Dated...
 Member Secretary, 245



Application for Registering
 of...
 SGP/DA/1083/550/05-06
 Member Secretary

SCALE 1:500
 EXISTING ROAD
 500 M/W ROAD
 600 M/W ROAD
 1000 M/W ROAD

PLAN SHOWING SUB DIVISIONS OF THE PROPERTY
 SURVEYED UNDER CHARTA No. 5 OF PT SHEET No. 140.
 SITUATED AT MARACAO CITY OF SALTETE TALKHA
 FOR THE ALBERTINA BARRETO RABELO & OTHERS.

APPROVAL, DRAWING
 SGT/DA/1083/550/05-06

Member Secretary, 245

12/02/06



Handwritten signature.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Apr-2021 12:53:01 pm

Document Serial Number :- 2021-MGO-1361

Presented at 12:51:48 pm on 01-Apr-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	145500
2	Registration Fee	97000
3	Mutation Fees	1000
4	Processing Fee	440
Total		243940

Stamp Duty Required :145500/-

Stamp Duty Paid : 145600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SOHIL KHAN , Father Name:Shamsher Khan, Age: 28, Marital Status: Bachelor , Gender:Male, Occupation: Business, Address1 - H.No.104-15, Makhdoom Ashraf Nagar, behind Masjid, Consua, Cortalim, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

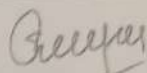
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GLEENSON FERNANDES , Father Name:Faustinho Fernandes, Age: 48, Marital Status: Married , Gender:Male, Occupation: Service, H.No.398-A, Coldem, Navelim, Margao, PAN No.: [REDACTED]			
2	BEARILL FERNANDES , Father Name:Martino Fernandes, Age: 41, Marital Status: Married , Gender:Female, Occupation: Service, H.No.398-A, Coldem, Navelim, Margao, Goa, PAN No.: [REDACTED]			
3	SOHIL KHAN , Father Name:Shamsher Khan, Age: 28, Marital Status: Bachelor , Gender:Male, Occupation: Business, H.No.104-15, Makhdoom Ashraf Nagar, behind Masjid, Consua, Cortalim, Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

1	Name: MANOJ BABHUTI YADAV, Age: 28, DOB: , Mobile: 9545695888 , Email: , Occupation: Service , Marital status : Married , Address: 403801, H.no. 223/B Vaastu Apartments Opp Mahima Stop Dabolim Goa, H.no. 223/B Vaastu Apartments Opp Mahima Stop Dabolim Goa, Dabolim, Mormugao, South Goa, Goa			
2	Name: Tabrez Shaikh, Age: 41, DOB: , Mobile: 9545695888 , Email: , Occupation: Advocate , Marital status : Married , Address: 403726, Sancoale, Mormugao, South Goa, Goa			


Sub Registrar

Document Serial Number : 2021-MGO-1361



Document Serial No:-2021-MGO-1361

Book :- 1 Document

Registration Number :- MGO-1-1329-2021

Date : 05-Apr-2021

Female
5/4/2021

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



CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL



18/10/2021

A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor,
Chase Chambers
Vasco-da-Gama, Goa-403802
Reg. Ser. No. / 2021
Date 18/10/2021

[Handwritten signature]

(Rupees Three Lakhs Eighty Thousand Two Hundred Only)

Phone No:
Sold To/Issued To:
SOHIL KHAN
For Whom/ID Proof:
DOEPK6159H



SEP-29-2022 12:10:12

₹ 0380200/-

ZERO THREE EIGHT ZERO TWO ZERO ZERO

Other
38152991564453412655-00001562
3815299 38/02/03/2021-ROI

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

AUTHORISED SIGNATORY



MR. SOHIL KHAN

DEED OF SALE

S. Lds

This DEED OF SALE is made and executed at Margao, Taluka Salcete, District of South Goa, State of Goa on this 29th day of September, Two Thousand and Twenty Two (29.09.2022).

BY AND BETWEEN

1. MR. ANTON ROSARIO FERNANDES, son of late Mr. John Fernandes, aged 71 years, Retired, Married, having PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Mobile No. 7972701085 and his wife 2. MRS. MARIA SANTANA FELICIA FERNANDES, daughter of Mr. Alexio Agostinho Hororato Dsilva, aged 67 years, Housewife, Married, having PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], both resident of Flat No. T2A, 3rd Floor, Aurora Estate Block A, Opp. St. Joaquim Chapel, Borda, Margao, Salcete, Goa- 403602 hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators, successors and assigns) OF THE FIRST PART;

AND

2. MR. SOHIL KHAN, son of Mr. Shamsheer Khan, aged 30 years, Unmarried, Service, having Pan Card No. [REDACTED] and Adhaar Card No. [REDACTED] Indian National, resident of H.No.104/15, Makhdoom Ashraf Nagar, Behind Masjid, Consua, Cortalim, Goa hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators, successors and assigns) OF THE SECOND PART;
All the above parties are Indian Nationals.

WHEREAS there exists a property in the City of Margao which is more particularly described in the Schedule-I -hereinafter appearing and shall be referred to as the SAID PROPERTY.

S-Id

AND WHEREAS the SAID PROPERTY originally belonged to late Mr. Caetano Francisco Joaquim da Piedade Barreto who was married to Mrs. Clara Juliana Pereira e Barreto as the same is seen inscribed in favour of Mr. Caetano Francisco Joaquim da Piedade Barreto under inscription No. 34822.

AND WHEREAS late Francisco Barreto, who acquired the SAID PROPERTY vide Deed of Gift executed before the Judicial Division of Salcete in the year 1955, Mr. Francisco Barreto expired as a bachelor and vide Deed of Declaration for Succession of Heirs, executed before the Ex-Officio Notary of Salcete at Margao on 21.11.2003 the said property was devolved upon his sisters namely 1. Mrs. Ana Maria Purificacao Albertina Barretto e Rebello married to Mr. Joao Fenelon Roque de Piedade Rebello, 2. Mrs. Maria Silvia Barretto Pereira widow of late Mr. Allen Pereira, 3. Miss. Maria Adelina Ivona Barretto, 4. Mrs. Maria Ana Belina Barretto Pereira married to Mr. Sydney Anthony Pereira alias Sydney Pereira and who succeeded and qualified to be as his heirs hereinafter referred to as the Owners of the said property.

AND WHEREAS Miss. Maria Angelica Aurelia Barretto 5th daughter of late Mr. Caetano Barretto who expired on 02.06.2001 in the status of unmarried without any Will or disposition.

AND WHEREAS the said Owners had entered into an Agreement for Development with Mr. Francisco Manuel Da Veiga Coutinho to develop and sub-divide the Schedule-I property into nine plots.

AND WHEREAS the Developer accordingly obtained the requisite N.O.C from the concerned authorities for the sub-division of the said property and the approval was authorized by the South Goa Planning and Development Authority vide Order No.SGPDA/P/4083/550/05-06 dated 14.02.2006.



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AND WHEREAS the Developer has also obtained the requisite conversion Sanad for converting the said property from agricultural to non agricultural under Ref.AC-II/SG/CONV-131/2005 dated 15.12.2005.

AND WHEREAS the said Owners along with the confirmation of the Developer Sold and conveyed the SAID PLOT to the VENDORS vide Deed of Sale dated 12.04.2006 duly registered in the Office of the Sub Registrar of Salcete under Registration No. 1346 at Pages No 498 to 522, Book No. I, Volume No.2003 dated 21.04.2006.

AND WHEREAS the SAID PLOT was partitioned and distinct and separate survey number has been allocated and accordingly the SAID PLOT stands surveyed under Chalta No. 101 P. T. Sheet No. 140 of Margao City.

AND WHEREAS the VENODRS have represented to the PURCHASER:

- (a) That the VENDORS are the absolute owners of the Said Plot and is totally free from tenancy and have good marketable and subsisting title to and possession over the Said Plot and none others have any right, title, interest and share thereto or therein,
- (b) That the Said Plot is not subject to any litigation, attachments by courts or acquisition proceedings of any kind,
- (c) That there are no claims, mortgages, charges or Lien or encumbrances on the Said Plot,
- (d) That the Said Plot is not a land in respect of which there is prohibition as regards sale and that there is no bar or prohibition to develop, acquire, hold or to sell the Said Plot under any laws for the time being force,
- (e) That there are no pending proceedings in any court or forum concerning Said Plot.



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AND WHEREAS, the VENDORS being the absolute owners in title, interest and share of the said plot has agreed to sell, convey, assign unto the PURCHASER the Said Plot and the PURCHASER have agreed to purchase the Said Plot for Rs.95,00,000/- (Rupees Ninety Five Lakhs Only) which is the present market value of the Said Plot, free from all encumbrances, demands, charges, claims etc.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in consideration of the sum of Rs.95,00,000/- (Rupees Ninety Five Lakhs Only) being the entire consideration and which sum has been received by the VENDORS as on the date of signing of this Deed of Sale vide Demand Draft No. 000081 dated 29.09.2022 Drawn on Bank Of India for Rs. 94,05 000/- besides Rs. 95,000/- being the TDS deduction, thus the receipt of the entire price consideration whereof the VENDORS hereby admit and acknowledges in full and final settlement and for the same and every part thereof acquit, release, discharge whereupon the VENDORS hereby sell, convey, transfer, assign and assure unto and to the use of the PURCHASER free from encumbrances with clear, unencumbered and marketable title to the SAID PLOT surveyed under Chalta No. 101 P. T. Sheet No. 140 of Margao City which more fully described in the SCHEDULE - II hereunder written and better shown delineated in red colour boundary line in the plan annexed hereto, along with all its rights, title, claims, interest, and demand whatsoever of the VENDORS have in the SAID PLOT and other common appendages and appurtenances, easements and every part thereof to HAVE, HOLD, OWN AND ENJOY the same unto and for the exclusive use and benefit absolutely and unconditionally forever unto the PURCHASER and his Administrators / heirs and assigns absolutely forever as his own together with the title deeds, writings, muniments and other evidences of title, as originally pass on such sale.



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2. The VENDORS and all persons claiming under them, covenant with the PURCHASER as follows:

a. That the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the VENDORS are now lawfully seized and possessed with clear and marketable title of the SAID PLOT hereby conveyed free from all encumbrances, charges, claims, equities, impediment and attachments or defects in title whatsoever.

b. That the VENDORS do hereby covenant and declare that he now have good right and full power and absolute authority to sell and convey the SAID PLOT hereby conveyed unto the PURCHASER in the manner aforesaid.

c. That the PURCHASER shall on and from this day and at all times hereafter are entitled to continue to peacefully and quietly enter upon, and possess, enjoy and occupy the SAID PLOT now conveyed as its absolute owner for his own use and benefit without any claim, hindrances, demand or disturbances from the VENDORS or any other person/s representing them.

d. That the VENDORS do hereby assures the PURCHASER that the SAID PLOT hereby sold is free from all encumbrances, charges, equities, legal flaws, mortgage, claims or demands whatsoever and that the VENDORS have not done anything whereby the SAID PLOT may be subject to any lien, notices or any prohibitory order of injunction or attachment from any Court of Law or person/s whatsoever and the VENDORS have absolute title and exclusive right to convey the SAID PLOT by way of Deed of Sale.

e. That the VENDORS do hereby assures and declare that they have not transferred nor sold or gifted and no interest in the SAID PLOT



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of any nature whatsoever has been created in favor of any other/ third person at any time before this Deed of Sale.

f. That the VENDORS do hereby assures and declare that the SAID PLOT herein sold has not been under Requisition Act or Land Acquisition Act, and further covenant that the SAID PLOT is free from mundkarship/tenancy or that no any other person/s ever had claimed or had any right to it.

g. That the VENDORS do hereby assures and declare that they shall from time to time and at all times hereinafter shall do and execute all such lawful acts, deeds, matters and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in the manner aforesaid as also putting the PURCHASER in possession of the SAID PLOT according to the true intent and meaning of this Deed of Sale.

h. That the VENDORS shall provide a "No Objection Certificate", in favour of PURCHASER for submitting to various Authorities as may be required in future by the PURCHASER for applying for any permissions, transfer of name and/or title, mutation or any such requirement that may arise towards the SAID PLOT from any Authorities or Institutions.

i. The VENDORS acknowledges that the PURCHASER thus has become the exclusive owners equally in possession of the SAID PLOT admeasuring an area of 431:00 Square metres which is surveyed under Chalta No.101 of P.T. Sheet No.140 of Margao City, within the limits of the Margao Municipal Council, vide this DEED OF SALE.

j. For all time to come the "SAID PLOT" is and shall always be the absolute freehold property of the PURCHASER and they shall be at the liberty to use or otherwise, transfer, sell, sale or alienate the



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same, at his absolute discretion, without any interference from the VENDORS or any other person representing them.

k. The VENDORS further covenant that from the moment of execution of this deed, all the rights, title, interest of the VENDORS in the SAID PLOT stand transferred in favour of the PURCHASER, and it would be open to the PURCHASER to use the SAID PLOT for Development/Construction/improvement thereon and enjoy the benefits absolutely forever in whatsoever manner he like to exercise all his rights as of lawful owner.

l. The VENDORS further covenant and give their expressed No Objection to the PURCHASER to apply to the Authorities concerned to transfer the "SAID PLOT" on to his name by way of mutations / delineations, partition, Sanad, licenses, approvals, and apply for house tax, electricity, water connection, compound wall etc wherever required in all concerned offices, in respect of the "SAID PLOT" hereby sold.



m. That the VENDORS and their heirs, administrators, and assignors further covenants that if for any defect in the title or in any way the PURCHASER is deprived of the whole or any part of the SAID PLOT, the VENDORS undertake to save and keep the PURCHASER harmless and fully indemnify and keep indemnified, against any loss, damages, actions, proceedings, costs, charges, claims, and demands of whatsoever nature for all time to come.

n. That the VENDORS hereby covenant to handover all the original documents and title deeds in respect of the SAID PLOT at the time of execution of Deed of Sale.

o. That the VENDORS clearly understood that all the dues, levies, taxes and such like of the SAID PLOT hereby sold shall be the exclusive responsibility of the VENDORS till the date of signing this

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Deed, after which the same shall be borne by the PURCHASER without any burden of the same being passed onto the VENDORS.

p. The VENDORS covenants that incase at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, M.O.U, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the Said Plot, the VENDORS shall be fully liable and responsible to settle any such claims of the third party/objections relates to the Said Plot from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by the VENDORS with the third party.

q. That the VENDORS has today delivered exclusive, vacant, lawful and peaceful possession of the Said Plot unto the PURCHASER and the PURCHASER have taken the possession of the same.

3. The Cost of Stamp duty and Registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for Registration under the provisions of Indian Registration Act, 1908 and the parties hereto agree that the value of the SAID PLOT is being shown as Rs.95,00,000/-(Rupees Ninety Five Lakhs only) in accordance with rate of land as promulgated currently which is its present market value and the Stamp duty on this sum has accordingly been paid.

SCHEDULE-I

ALL THAT Property known as 'METADE DE GURU NAIQUE' (HALF OF GURU NAIQUE) situated at ward Madel, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office



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of Salcete under No.37,611 of new series and enrolled in the Matriz unoder No.1832 and surveyed under Chalta No.5 of P.T. Sheet No.140 having an area of 3,506 square meters and bounded on the East and North by the property of the heirs of Joaquim Bernardo Mesquita; on the West and South by drain

SCHEDULE - II

ALL THAT Plot No. 6 carved out from the property described in SCHEDULE-I above which is a distinct and independent Plot having an area of 431.00 square meters surveyed under Chalta No. 101 of P. T Sheet No. 140 of city Survey of Marago, which is better shown delineated in red colour boundary lines in the plan annexed hereto being part and parcel of the SAID PROPERTY more particularly described in SCHEDULE-I herein above and the SAID PLOT is bounded as under:

On the East: by Internal Road

On the West: by Public drain and ODP Road

On the North: by Plot No.7 of the same property and

On the South: by Plot No. 5.



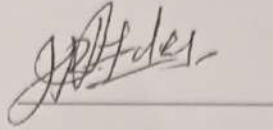
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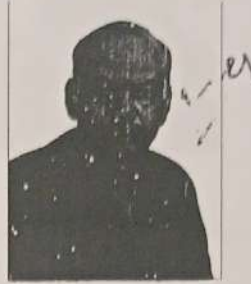
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IN WITNESS WHEREOF the Parties have signed this DEED OF SALE on the day, Month and the year place first herein above mentioned in the presence of attesting witnesses.

SIGNED AND DELIVERED
By the within named VENDORS
MR. ANTON ROSARIO FERNANDES




LHTI



Right Hand Finger Prints



Left Hand Finger Prints



S. Felipe



SIGNED AND DELIVERED
By the within named VENDORS
MRS. MARIA SANTANA FELICIA
FERNANDES

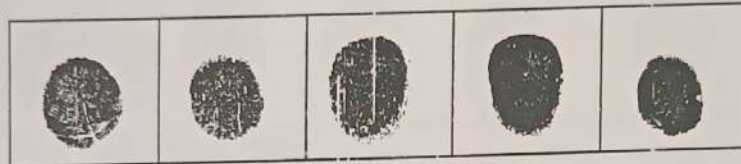
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Right Hand Finger Prints:



Left Hand Finger Prints

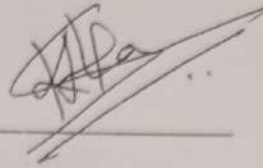


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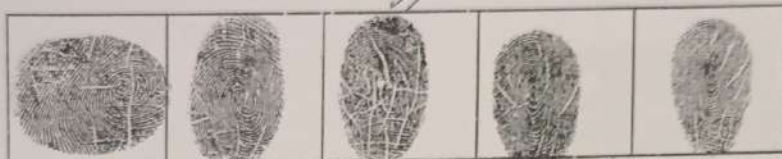
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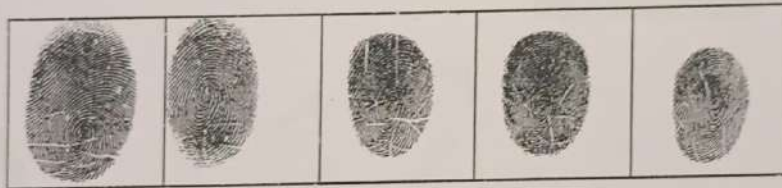
SIGNED AND DELIVERED
by the within
named PURCHASER
MR. SOHIL KHAN




LHTI



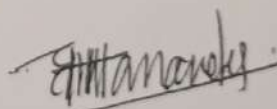
Right Hand Finger Prints



Left Hand Finger Prints



WITNESSES

1. ELIAS IGNATIUS FERNANDES 
2. ASHRAFOUN H. SAYYED 



S. Pals



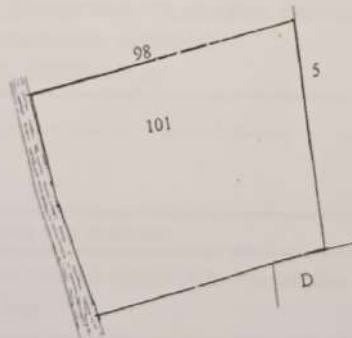


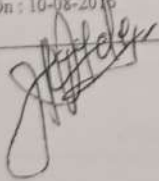
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.140/ Chalta No.101
Scale :1:500


(Savio C. Silveira)
Inspector of Survey and Land
Records, Margao -Goa.




Generated By : DILIP NAIK
On : 10-08-2016


Compared By: K.B. Gaude

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Oct-2022 11:06:13 am

Document Serial Number :- 2022-MGO-3790

Presented at 11:04:20 am on 03-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	380000
2	Registration Fee	285000
3	Mutation Fees	1000
4	Processing Fee	880
Total		666880

Stamp Duty Required :380000/-

Stamp Duty Paid : 380200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Sohil Khan , Father Name:Shamsher Khan, Age: 30, Marital Status: Unmarried , Gender:Male, Occupation: Service, Address1 - Cortalim Goa, Address2 - , PAN No.: [REDACTED]			

Exhibitor

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Antonio Rosario Fernandes , Father Name:John Fernandes, Age: 71, Marital Status: Married , Gender:Male, Occupation: Other, Borda Margao Goa, PAN No.: [REDACTED]			
2	Maria Santana Felicia Fernandes , Father Name:Alexio Agostinho Horato Dsilva, Age: 67, Marital Status: Married , Gender:Female, Occupation: Housewife, Borda Margao, PAN No.: [REDACTED]			
3	Sohil Khan , Father Name:Shamsher Khan, Age: 30, Marital Status: Unmarried , Gender:Male, Occupation: Service, Cortalim Goa, PAN No.: [REDACTED]			

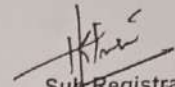
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Elias Ignatious Fernandes, Age: 76, DOB: , Mobile: 7666947648 , Email: , Occupation: Other , Marital status : Married , Address: 403602, Borda Margao Goa, Margao, Salcete, South Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Ashrafdin Hassan Sayyed, Age: 59, DOB: 1962-12-26 Mobile: 8805103145, Email: , Occupation: Service, Marital status : Married, Address: 403602, Fatorda, Margao, Salcete, South Goa, Goa			




Sub Registrar
— CUM —
REGISTRAR

Document Serial Number :- 2022 MCG 0790

Book - 1 Document

Registration Number - MGO-1-3703-2022

Date : 03-Oct-2022



Sub Registrar(Office of the ~~Chief Registrar~~ Registrar-cum-Sub Registrar, Salceta)

REGISTRAR
SALCETA



1967

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL
Phone No: 0875007707
Sold To/Issued To:
SUNIL KHAN
For Show/ID Proof:
00EPK0150N

only

JUN-22-2021 12:55:21

₹ 0015000/-
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Other
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FOR CITIZEN CREDIT
CO-OP. BANK LTD.

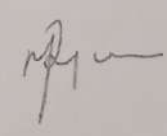

AUTHORISED SIGNATORY

SOHIL KHAN: 



DEED OF SALE

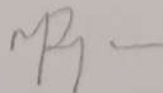




This **DEED OF SALE** is made and executed on this 15th day of June, Two Thousand and Twenty One (15/06/2021) at Margao, Taluka Salcete, District of South Goa, State of Goa.

BY AND BETWEEN

- 
1. **MR. MARIO SANTARITA RODRIGUES**, son of Mr. Joao Joaquim Rodrigues, aged 55 years, Service, married, having Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED] and his wife 2. **MRS. CLARA RODRIGUES**, daughter of Mr. Jacob Almeida, aged 56 years, housewife, Married, having Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED], both Indian Nationals and resident of Flat No.F-2, 1st Floor, Rodrigues Apartment, Madel Grande, Margao, Goa;
- 
3. **MR. TIBURS LAWRENCE RODRIGUES alias TIBURCIO LAWRENCE RODRIGUES**, son of Mr. Joao Joaquim Rodrigues, aged 55 years, Service, Married, NO Pan Card, Aadhaar Card No. [REDACTED] and his wife 4. **MRS. MARIA BRAZILINA ADRIANA DIAS**, aged 50 years, Married, housewife, NO Pan Card, Aadhaar Card No. [REDACTED] both Indian Nationals and resident of H.No.298, Near Kadamba Bus Stand, Madel, Grande, Margao, Salcete, Goa.
5. **MR. CRISTINO MELITO RODRIGUES**, son of Mr. Joao Joaquim Rodrigues, aged 50 years, Service, married, having



PAN Card No. [REDACTED], having Aadhaar Card No. [REDACTED] and his wife **6. MRS. CRISTINA REBELO** alias **CRISTINA RODRIGUES**, daughter of Mr. Eleuterio Rebelo, aged 48 years, housewife, Married, having PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], both Indian Nationals and both residing at H.No.298, Near Kadamba Bus Stand, Madel Grande, Margao, Salcete, Goa;

7. MR. LAZARUS RODRIGUES, son of Mr. Joao Joaquim Rodrigues, aged 50 years, Service, married, having PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] and his wife **8. MRS. SILVIA MARTINS**, aged 42 years, housewife, Married, having PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], both Indian Nationals and both residing at Flat No.S-2, Rodrigues Apartment, Madel Grande, Margao, Goa hereinafter jointly referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators, successors and assigns) **OF THE FIRST PART;**

AND

9. MR. SOHIL KHAN, son of Mr. Shamsheer Khan, aged 28 years, Unmarried, Businessman, having Pan Card No. [REDACTED] and Adhaar Card No. [REDACTED] Indian National, resident of H.No.104/15, Makhdoom Ashraf Nagar, behind Masjid, Consua, Cortalim, Goa hereinafter referred to as the **"PURCHASER"** (which

expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators, successors and assigns) **OF THE SECOND PART;**



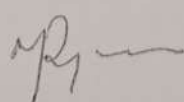
The Vendors from serial No.2 to serial No.8 are represented by their attorney at (Sr.No.1) **Mr. MARIO SANTARITA RODRIGUES** vide Power of Attorney dated 08.06.2021 duly executed before the Notary Adv. N.R. Bale under Reg.No.19381/2021 dated 08.06.2021.

WHEREAS there exists a landed property denominated "MADEL", consisting of coconut grove and residential houses, situated at Madel, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of the Salcete under No.14841 at Pages 64 of Book No.B-38, New Series, enrolled in the Land Revenue Office of Margao under Matriz No.1826, and surveyed under Chalta Nos.88 and 89 of P.T. Sheet No.140 of Margao City Survey and bounded as under:-



On the East: by the property of the same name of Jose Manuel Noronha and others;

On the West: by the property of the same name of the heirs of Pascoal Rebelo and paddy field "Luntrecasana Ponguior Casana Ponguior Casana" and other of Comunidade of Margao";



On the North: by the property of the same name of the heirs of Francisco Barreto Xavier and by the property of the same name of Vicente Paulo Pereira and his wife Ana Francisca; and

On the South: by the property of the same name of heirs of the said Rebelo,

The above property is presently bounded as under:-

On the East: by the drain of water and property of Frederico Rebelo and that of the heirs of Manuel Gomes;

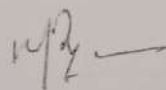
On the West: by the paddy field of Comunidade of Margao and the property of the heirs of Gonzaga Rebelo;

On the North: by the property of the said Frederico Rebelo and of Celestino Barreto; and

On the South: by the drain of water and property of the heirs of Manuel Gomes and that of Gonzaga Rebelo, hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS the **SAID PROPERTY** was absolutely owned and possessed originally by Mr. Pundalik Gurudas Kare and others;

AND WHEREAS by a Deed of Sale dated 31.12.2001 presented under Serial No.154/02 dated 14.01.2002 duly registered before the Sub Registrar of Salcete under Registration No.357 at Pages 577 to 595A of Book No.I, Volume No.1290 dated 05.02.2002 Mr. Anthony Joaquim Rodrigues along with the Purchasers herein had purchased two portions of the Said Property in an area admeasuring 334 sq.mtrs



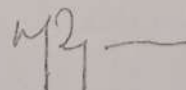
surveyed under Chalta No.88 of P.T. Sheet No.140 and 35 sq.mtrs surveyed under Chalta No.89 of P.T. Sheet No.140 totally admeasuring 369 sq.mtrs hereinafter referred to as the **SAID STRIP OF LAND**.

AND WHEREAS the said Mr. Anthony Joaquim Rodrigues along with his wife Mrs. Linda Joana Rodrigues Sold their 1/5th undivided rights in the Said Strip of Land admeasuring 35.00 sq.mtrs to the male Vendors herein vide Deed of Sale dated 13.08.2008 duly registered in the Office of the Sub Registrar of Salcete under Registration No.4342 at Pages 59 to 83, Book No.I, Volume No.3098 dated 27.08.2008 hereinafter referred to as the **"Said Strip of Land"**.

AND WHEREAS the male VENDORS mutated their names which is appearing in the Occupant column as owners in respect of the Said strip of land admeasuring 35 sq.mtrs under Chalta No.89 of P.T. Sheet No.140.

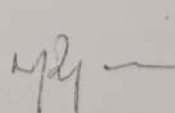
AND WHEREAS the VENDORS have represented that they are the absolute, sole and exclusive owners of a SAID STRIP OF LAND admeasuring about 35.00 sq.mtrs. situated at Madel in Margao City and surveyed under Chalta No.89 of P.T. Sheet No.140 in City Survey of Margao, within the limits of jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa which is more particularly described in SCHEDULE-I hereunder written.

AND WHEREAS, the VENDORS being the absolute owners in title, interest and share of the said STRIP OF LAND has agreed to sell, convey, assign unto the PURCHASER and the PURCHASER have agreed to purchase the Said land of strip admeasuring 35 sq.mtrs.



for **Rs.5,00,000/- (Rupees Five Lakhs Only)** which is the present market value of the Said Strip of Land, free from all encumbrances, demands, charges, claims etc.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

- 
1. That in consideration of the sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** being the entire consideration and which sum has been received by the VENDORS as on the date of signing of this Deed of Sale, as per the Mode of Payment prescribed in **SCHEDULE - III** in favor of the VENDORS hereunder written the receipt whereof the VENDORS hereby admit and acknowledges in full and final settlement and for the same and every part thereof acquit, release, discharge, convey, transfer, assign and assure unto and to the use of the PURCHASER free from encumbrances the Said strip of Land more fully described in the Schedule-I hereunder written, along with all its rights, title, claims, interest, and demand whatsoever of the VENDORS have in the Said strip of Land and other common appendages and appurtenances, and every part thereof to **HAVE, HOLD, OWN AND ENJOY** the same unto and for the exclusive use and benefit absolutely and unconditionally forever unto the PURCHASER and his Administrators / heirs and assigns absolutely forever as his own together with the title deeds, writings, muniments and other evidences of title, as originally pass on such sale.
- 
- 
- 

THE VENDORS AND ALL PERSONS CLAIMING UNDER
THEM, COVENANT WITH THE PURCHASER AS FOLLOWS:

- 
1. That the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the VENDORS are now lawfully seized and possessed with clear and marketable title of the SAID STRIP OF LAND hereby conveyed free from all encumbrances, charges, claims, equities, impediment and attachments or defects in title whatsoever.
 2. That the VENDORS do hereby covenant and declare that he now have good right and full power and absolute authority to sell and convey the SAID STRIP OF LAND hereby conveyed unto the PURCHASER in the manner aforesaid.
 3. That the PURCHASER shall on and from this day and at all times hereafter are entitled to continue to peacefully and quietly enter upon, and possess, enjoy and occupy the SAID STRIP OF LAND now conveyed as its absolute owner for his own use and benefit without any claim, hindrances, demand or disturbances from the VENDORS or any other person/s representing them.
 4. That the VENDORS do hereby assures the PURCHASER that the SAID STRIP OF LAND hereby sold is free from all



encumbrances, charges, equities, legal flaws, mortgage, claims or demands whatsoever and that the VENDORS have not done anything whereby the SAID STRIP OF LAND may be subject to any lien, notices or any prohibitory order of injunction or attachment from any Court of Law or person/s whatsoever and the VENDORS have absolute title and exclusive right to convey the SAID STRIP OF LAND by way of Deed of Sale.

5. That the VENDORS do hereby assures and declare that they have not transfer nor sold or gifted and no interest in the SAID STRIP OF LAND of any nature whatsoever has been created in favor of any other/ third person at any time before this Deed of Sale.

6. That the VENDORS do hereby assures and declare that the SAID STRIP OF LAND herein sold has not been under Requisition Act or Land Acquisition Act, and further covenant that the SAID STRIP OF LAND is free from mundkarship/tenancy or that no any other person/s ever had claimed or had any right to it.

7. That the VENDORS do hereby assures and declare that they shall from time to time and at all times hereinafter shall do and execute all such lawful acts, deeds, matters and things, whatsoever for further and more perfectly conveying and assuring the SAID STRIP OF LAND and every part thereof in

the manner aforesaid as also putting the PURCHASER in possession of the SAID STRIP OF LAND according to the true intent and meaning of this Deed of Sale.



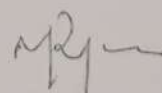
8. That the VENDORS shall provide a "No Objection Certificate", in favour of PURCHASER for submitting to various Authorities as may be required in future by the PURCHASER for applying for any permissions, transfer of name or title, or any such requirement that may arise towards the SAID STRIP OF LAND from any Authorities or Institutions.

9. The VENDORS acknowledges that the PURCHASER thus has become the exclusive owners equally in possession of the SAID STRIP OF LAND admeasuring an area of 35:00 Square metres which is surveyed under Chalta No.89 of P.T. Sheet No.140 of Margao City, within the limits of the Margao Municipal Council, vide this DEED OF SALE.



10. For all time to come the "SAID STRIP OF LAND" is and shall always be the absolute freehold property of the PURCHASER and he shall be at the liberty to use or otherwise, transfer, sell, lease or alienate the same, at his absolute discretion, without any interference from the VENDORS or any other person representing him.

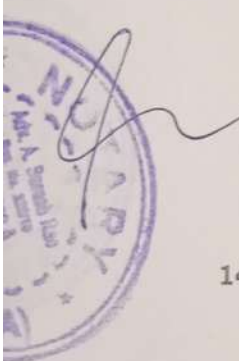
11. The VENDORS further covenant that from the moment of execution of this deed, all the rights, title, interest of the VENDORS in the SAID STRIP OF LAND stand transferred in





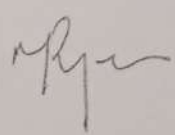
favour of the PURCHASER, and it would be open to the PURCHASER to use the SAID STRIP OF LAND for Development/Construction/improvement thereon and enjoy the benefits absolutely forever in whatsoever manner he like to exercise all his rights as of lawful owner.

12. The VENDORS further covenant and give their expressed No Objection to the PURCHASER to apply to the Authorities concerned to transfer the "SAID STRIP OF LAND" on to his name by way of mutations / delineations, partition, Sanad, licenses, approvals, and apply for house tax, electricity, water connection, compound wall etc wherever required in all concerned offices, in respect of the "SAID STRIP OF LAND" hereby sold.



13. That the VENDORS and their heirs, administrators, and assignors further covenants that if for any defect in the title or in any way the PURCHASER is deprived of the whole or any part of the SAID STRIP OF LAND, the VENDORS undertake to save and keep the PURCHASER harmless and fully indemnify and keep indemnified, against any loss, damages, actions, proceedings, costs, charges, claims, and demands of whatsoever nature for all time to come.

14. That the VENDORS hereby covenant to handover all the original documents and title deeds in respect of the SAID STRIP OF LAND at the time of execution of Deed of Sale.



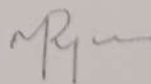


15. That the VENDORS clearly understood that all the dues, levies, taxes and such like of the SAID STRIP OF LAND hereby sold shall be the exclusive responsibility of the VENDORS till the date of signing this Deed, after which the same shall be borne by the PURCHASER without any burden of the same being passed onto the VENDORS.

16. The VENDORS covenants that incase at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, M.O.U, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the Said Strip of Land, the VENDORS shall be fully liable and responsible to settle any such claims of the third party/objections relates to the Said Strip of Land from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by the VENDORS with the third party.



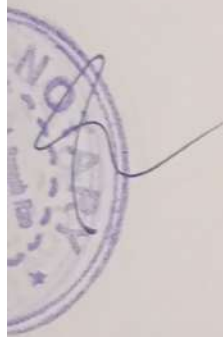
17. That the VENDORS has today delivered exclusive, vacant, lawful and peaceful possession of the Said Strip of Land unto the PURCHASER and the PURCHASER have taken the possession of the same.





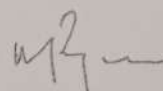
18. The Cost of Stamp duty and Registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for Registration under the provisions of Indian Registration Act, 1908 and the parties hereto agree that the value of the Said STRIP OF LAND is being shown as **Rs.5,00,000/- (Rupees Five Lakh only)** in accordance with rate of land as promulgated currently which is its present market value and the Stamp duty on this sum has accordingly been paid.

SCHEDULE-I



ALL THAT **STRIP OF LAND** admeasuring 35.00 sq.mtrs. situated at Madel in Margao City which is part and parcel of the landed property denominated "MADEL", consisting of coconut grove and residential houses, situated at Madel, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of the Salcete under No.14841 at Pages 64 of Book No.B-38, New Series, enrolled in the Land Revenue Office of Margao under Matriz No.1826 and surveyed under Chalta No.89 of P.T. Sheet No.140 in City Survey of Margao

The said strip of land is more particularly delineated in red colour boundary lines in the plan attached to this deed.



SCHEDULE-III

MODE OF PAYMENT AND ACKNOWLEDMENT CUM RECEIPT)

All that consideration of Rs.5,00,000/- (Rupees Five Lakhs Only), paid by the PURCHASER to the VENDORS in the manner as stated herein below:-

- a. Rs.50,000/- (Rupees Fifty Thousand only) paid vide NEFT No.117608320720 in favour of Mr. Mario Rodrigues.
- b. Rs.1,00,000/- (Rupees One Lakh only) paid vide NEFT No.BKIN21176762276 in favour of Mr. Santo Anotonio Rodrigues.
- c. Rs.1,00,000/- (Rupees One Lakh only) paid vide NEFT No.BKIN21176762340 in favour of Mr. Lazarus Rodrigues.
- d. Rs.50,000/- (Rupees Fifty Thousand only) paid vide online transaction No.117608361872 in favour of Mrs. Christina Rodrigues wife of Melito Rodrigues.
- e. Rs.2,00,000/- in cash.
- f. The receipt whereof the VENDORS do hereby admit, confirm and acknowledges as the full and final payment received by them towards the sale of strip of land admeasuring 35.00 sq.mtrs surveyed under Chalta No.89 of P.T. Sheet No.140 situated at Madel, of Margao City, within the limits of the Margao Municipal Council.

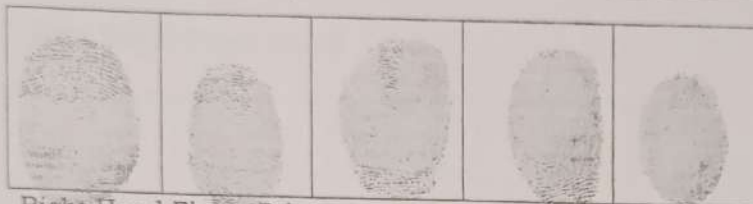
IN WITNESS WHEREOF the Parties have signed this **DEED OF SALE**
on the day, Month and the year place first herein above mentioned in
the presence of attesting witnesses.

SIGNED AND DELIVERED

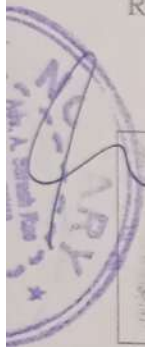
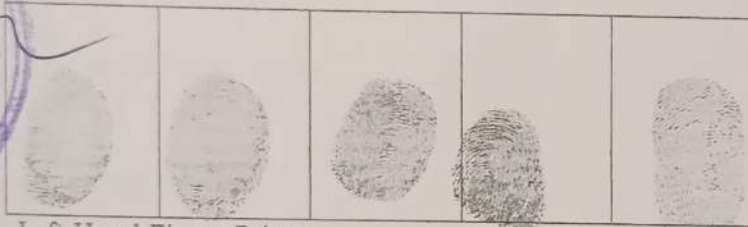
By the within named **VENDORS**

1. **MR. MARIO SANTARITA RODRIGUES**

For self and duly constituted
attorney for the **Vendors**
from **Sr.No.2 to Sr.No.8.**



Right Hand Finger Prints

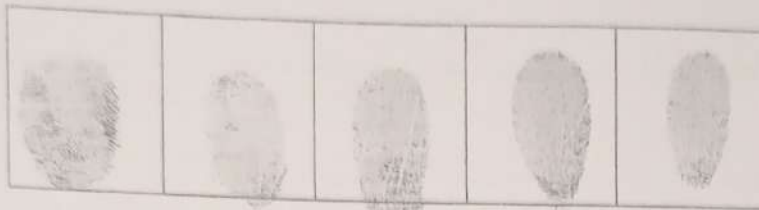


Left Hand Finger Prints

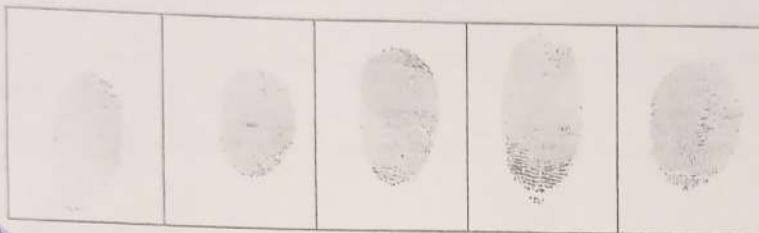
SIGNED AND DELIVERED

By the within named PURCHASER

9. MR. SOHIL KHAN



Right Hand Finger Prints

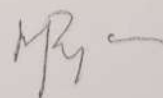


Left Hand Finger Prints

WITNESSES

1. Marej Yadav 

2. Tabrez Shaikh 





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Margao city

Page No. 1

Date 24/06/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
140	89	35.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

[PUNDOLICA GURUDASSA SINAI CARO]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
27/10/2005	1873	Acquired	[1)MR. ANTHONY JOAQUIM RODRIGUES. 2)MR.MARIO SANTARITA RODRIGUES. 3)MR. TIBURCIO LAWRENCE RODRIGUES. 4)MR. MELITO CRISTINO RODRIGUES. 5)MR. LAZARUS RODRIGUES.]	H	
01/01/2014	311295	Deed of Sale	1 MR MARIO SANTARITA RODRIGUES 2 MR TIBURCIO LAWRENCE RODRIGUES 3 MR MELITO CRISTINO RODRIGUES 4 MR LAZARUS RODRIGUES by Virtue of Deed of Sale under Reg. No 4342 at pages 59 to 83, Book No 1, Vol. No 3098 dated 27/8/08 registered in the office of the Sub registrar Margao Goa.	H	

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



(Sub Registrar)



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 : MARGAO
Taluka : SALCETE
P. T. SHEET NO. 140 / CHALTA NO. 89
Scale : 1:500

72/02/02 CMAR21/7195

(Savio C. Silveira)
Inspector of Survey & Land Records
Margao-Goa



Generated By : VANCHANA DESSAI
On : 02-03-2020

Compared By: RUPALI LOTLIKAR

(Sohil Khan)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Jun-2021 01:04:31 pm

Document Serial Number :- 2021-MGO-1967

Presented at 12:57:03 pm on 25-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	15000
2	Registration Fee	15000
3	Mutation Fees	1000
4	Processing Fee	820
Total		31820

Stamp Duty Required :15000/-

Stamp Duty Paid : 15000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SOHIL KHAN ,Father Name:Shamsher Khan, Age: 28, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - H.No.104-15, Makhdoom, Ashraf Nagar, behind Masjid, Consua, Cortalim, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIO SANTARITA RODRIGUES , Father Name:Joao Joaquim Rodrigues, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Service, Flat No.F2, 1st Floor, Rodrigues Apartment, Madel, Margao, Goa, PAN No.: [REDACTED]			
2	MARIO SANTARITA RODRIGUES , Father Name:Joao Joaquim Rodrigues, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, Flat No.F-1 1st Floor, Madel, Rodrigues Apartment, Margao, Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for SILVIA MARTINS			
3	SOHIL KHAN , Father Name:Shamsher Khan, Age: 28, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H.No.104-15, Makhdoom, Ashraf Nagar, behind Masjid, Consua, Cortalim, Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Manoj Babhuti Yadav, Age: 28, DOB: , Mobile: 9545695888 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403801, Dabolim, Mormugao, South Goa, Goa			

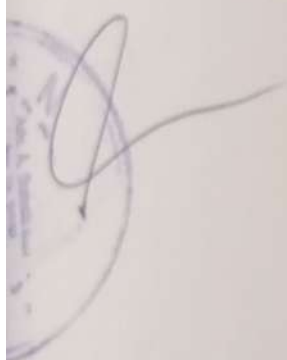
NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Tabrez Shaikh, Age: 41, DOB: , Mobile: 9545695888 , Email: , Occupation: Advocate , Marital status : Married , Address: 403726, Sancoale, Mormugao, South Goa, Goa			



Tabrez Shaikh
25/6/2021
Sub Registrar

Civil Registrar
-Cum-

Document Serial Number S-2021-MGO-1967
Saicete



Document Serial No:-2021-MGO-1967

Book :- 1 Document

Registration Number :- **MGO-1-1909-2021**

Date : 25-Jun-2021

January 25/6/2021
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Civil Registrar
-Cum-
Sub Registrar
Salcete

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL



[Signature]
A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor,
Chase Chambers
Vasco-da-Gama, Goa-403802

Reg. Ser. No. 2755/2021

Date, 18/10/2022