

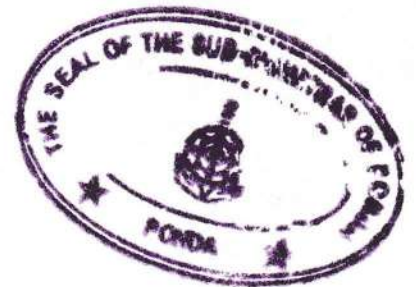
34



गोवा GOA

Serial No. 900 Place of Vender MARGAO Date 29/4/2022 **115940**
 Value of Stamp Paper: 25000/-
 Name of Purchaser: Khaja Shaikh
 Residence: Ponda Name of Father: Khasawali Shaikh
 Purpose: Sale Deed Transacting Parties }
 As there is no one single paper for the value of Rs. 122700/-
 Additional stamp papers for the completion of the value are
 attached along with.
 Stamp Vender's Sign. [Signature]
 Mrs. SALONI S. KOLWALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-I
 Margao Goa
 Signature of Purchaser [Signature]

Khaja Shaikh [Signature]



DEED OF SALE

Murad Ali

[Signature]

[Signature]



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date 29/4/2022 **115941**
Value of Stamp Paper: 25000/-
Name of Purchaser: Khaja Shaikh
Residence: Ponda, Goa Name of Father: Khajawadi Shaikh
Purpose: Sale deed Transacting }
Parties }
As there is no one single paper for the value of Rs. 122700/-
Additional stamp papers for the completion of the value are
attached along with. 20/04/22
Stamp Vendor's Sign. [Signature]
Mrs. SALONI S. KOLWALKAR
Lic. No. JUDIVEN-LIC/1/2016/AC-I
Margao-Goa
Signature of Purchaser [Signature]



-2-

DEED OF SALE

[Signature]
[Signature]

[Signature]



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date: 29/4/2022 **115938**
Value of Stamp Paper: 25000/-
Name of Purchaser: Khaya Shaikh
Residence: Pondarcha Name of Father: Khajuraci Shaikh
Purpose: Salpced Transacting }
Parties }
As there is no one single paper for the value of Rs. 122700/-
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. [Signature]
Mrs. SALONI S. KOLWALKAR
Lic. No. JUDIVEN-LIC/1/2016/AC-I
Margao-Goa
Signature of Purchaser [Signature]



- 3 -

DEED OF SALE

Tulshahad
[Signature]

[Signature]



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date 29/4/2022 **115939**
Value of Stamp Paper: 25000/-
Name of Purchaser: Khaja Shaikh
Residence: Panaji Name of Father: Khajabhai Shaikh
Purpose: Sale deed Transacting }
Parties }
As there is no one single paper for the value of Rs. 122700/-
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign: [Signature]
Mrs. BALONI S. KOLWALKAR
LIC. No. INDIVEN-LIC/1/2016/AC-I
Margao Goa
Signature of Purchaser: [Signature]



- 4 -

DEED OF SALE

[Signature]
[Signature]

[Signature]



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date 29/4/2022 616234

Value of Stamp Paper: 1000/-

Name of Purchaser: Khaja Shaikh

Residence: Ponda-Goa Name of Father: Khazari Shaikh

Purpose: Sale books Transacting Parties

As there is no one single paper for the value of Rs. 22700/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser



- 6 -

DEED OF SALE

Mullahad
Muller

Signature of Purchaser



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date: 29/4/2022 616235

Value of Stamp Paper: 1000/-

Name of Purchaser: Khaya Shaikh

Residence: Ponda Go Name of Father: Khajawali Shaikh

Purpose: Sale Transacting } Parties

As there is no one single paper for the value of Rs. 122700/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. [Signature]
Mrs. SALONI S. KOLWALKAR
DR. No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

[Signature]
Signature of Purchaser



-7-

DEED OF SALE

[Signature] [Signature] [Signature]



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date: 29/4/2022 696404

Value of Stamp Paper: 500/-

Name of Purchaser: Khaja Shaikh

Residence: Ponda Goa Name of Father: Khajavai Shaikh

Purpose: Sale 500/- Transacting Parties

As there is no one single paper for the value of Rs. 122700/-

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs. S. S. KOLWALKAR
Lic. No. JUDNEN-LIC/1/2016/AC-I
Margao Goa

Signature of Purchaser

- 8 -

DEED OF SALE

Tullahady Walker Shaikh



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Dated 29/4/2022
Value of Stamp Paper: 100/- A 504982
Name of Purchaser: Khaja Shaikh
Residence: Ponda-Ce Name of Father: Khajawali Shaikh
Purpose: Sale Transacting Parties }
As there is no one single paper for the value of Rs. 122700/-
And the main papers for the completion of the value are
attached along with.
Stamp Vendor's Sign: [Signature]
Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-1
Margao-Goa Signature of Purchaser: [Signature]



-9-

DEED OF SALE

[Signature] [Signature] [Signature]



गोवा GOA

Serial No. 900 Place of Vendor MARGAO Date: 29/11/2022 A 504981
Value of Stamp Paper: 100/-
Name of Purchaser: Khaja Shaikh
Residence: Ponda-GO Name of Father: Khajawalei Shaikh
Purpose: Sale deed Transacting Parties }
As there is no one single paper for the value of Rs. 122700/-
Additional stamp papers for the completion of the value are
attached along with. for local
Stamp Vendor's Sign. for local
Mrs. SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa Signature of Purchaser for local

- 10 -

DEED OF SALE

Tullahady for local for local

THIS DEED OF SALE is executed at Ponda, District of North Goa, on this 29th day of the month of April of the year two thousand and twenty two (29.04.2022)

BETWEEN

1. **Mr. MULLA MOHAMAD MUZAWAR, @ Mr. MULLA MAHAMOOD MUZAWAR, @ Mr. MULLA MAHAMUD MUZAWAR @ Mr. MAHAMUD ISSUB MULLA** son of son of late Mulla Yusuf Muzawar @ Mullam Issub Muzawar, married, landlord, 74 years, Indian National, holder of Aadhar [redacted] and PAN card No. [redacted] card no. and his wife



2. **Mrs. ZAIBUNNISSA MAHAMUD MULLA, @ Mrs. ZAIBUNNISSA** wife of Sri. Mulla Mohamad Muzawar, daughter of Issaki Ismail Khan @ Issac Khan, landlady, age 65 years Indian National, holder of Aadhar card no. [redacted] and PAN No. [redacted] both R/o. 110/J Mistywood, Nuvem, Kirbhat, South Goa, Goa pin 403604 herein after referred to the '**VENDORS**' (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

AND

1. **MR. KHAJA SHAIKH** son of Khajawali Shaikh, aged 41 years, business, married, Indian National holder of Aadhar

Handwritten signatures:
- Mullahadg
- Zuber
- Bain

Card no. [redacted] and income tax PAN No. [redacted]
[redacted] and;

2. **Mrs. SHARIFA SHAIKH**, wife of Khaja Shaikh and daughter of Mr. Ramzan Sayyed , aged, 41 years, married, business, holder of Aadhar Card No. [redacted] and Income tax PAN [redacted] both residents of H. No. 17/35, Khadapabandh, Near Water Tank, Ponda- Goa. , herein after referred to as the “ the PURCHASERS” (Which expression shall unless repugnant to the context or meaning thereof be deemed to include its, heirs, successors, legal representatives, and assigns) of the SECOND PART.



The party No. 2 of the PURCHASERS is represented herein by her husband namely Mr. Khaja Shaikh vide her power of attorney executed before the Notary Adv. Datta A. Gaonkar on 27.08.2013 registered under No. 3883/2013

ALL THE PARTIES IN THIS DEED ARE INDIAN
NATIONALS

WHEREAS there exists a landed property known as “ NAGAMOSSODICODIL BORODAO TICAN” @ BORODO @ METADE DE BORODO NAGAMOSUDECODIL within the limits of the Village Panchayat of Curti- Khandepar, Taluka Ponda , South - Goa District , Goa. The said property as a whole is registered in the land Registration Office of Ilhas , Panaji – Goa under registration No. 4301 of Book B-11, and enrolled in the revenue Taluka Office of Ponda under Matriz No.

Julia Shahzad Zulla *Rein*

870, part of survey No. 59/0 and survey No 52/9 and 59/1 of Village Ponda .

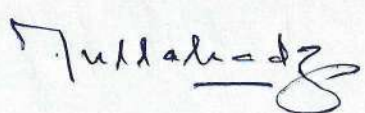
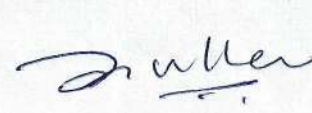
AND WHEREAS this landed property was originally belonging to Mullam Issub Muzavor also known as Yusuf Alli Mulla.

AND WHEREAS after the death of the said Mullam Issub Muzavor on 22.01.1953 inventory proceeding was initiated before Jugado Municipal Especial of Ponda in the year 1953, wherein the said landed property was allotted to his legal heirs, i.e his wife and children.



AND WHEREAS in a dispute between some co-owners and heirs of the said late Mullam Issub Muzavor in regular civil suit no 63/1979 in the civil Court Senior division at Ponda, consent terms were filed by both the parties and plot no. A4, admeasuring an area of 9812 sq. meters of the above mentioned property , which was identified on the plan , attached with the said consent terms was allotted to the heirs of the said late Mullam Issub Muzavor as per judgment and decree of the said court on 06.12.1985 .The said plot No. A4 is more particularly described in the **SCHEDULE-A** here under..

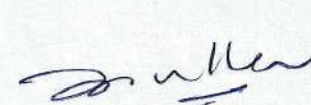
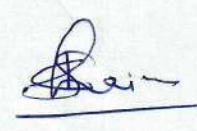
AND WHEREAS the heirs of the late Mullam Issub Muzavor partitioned the said plot A4, admeasuring 9812 sq. meters amongst themselves vide Deed of Partition dated 08.05.1995 which is registered before the Sub Registrar of Ponda under No. 447 at pages 510 to 528 of Book I Volume 245 dt. 16.06.995 and an area of plot No.6 admeasuring 640 sq. meters of survey No. 59/0 of the property BORODO @ METADE DE BORODO

NAGAMOSUDECODIL of Village Curti Ponda, of Ponda Taluka is allotted to the Vendors herein. The said plot no 6 admeasuring 640 sq. meters is herein after referred to as the "said plot" and more particularly described in the **SCHEDULE- B** hereunder and shown in the Plan annexed to this Deed.

AND WHEREAS the PURCHASER approached the VENDORS , expressing his willingness to purchase the SAID PLOT and for the purpose of verification of title and legal due diligence, demanded all the title documents of Said Entire Property, survey records, Zone Certificate etc and also demanded for physical inspection thereof, in pursuance to which all the documents were furnished to the PURCHASER and physical inspection provided.

AND WHEREAS the PURCHASER having scrutinized the title of the said plot through his lawyer and after being satisfied that the VENDORS hold clean, clear and marketable title thereto after conducting site inspection and physical measurements being satisfied that there are no encroachments and being satisfied that the location of the SAID PLOT is as shown in the plan annexed hereto, the Purchaser expressed unto the VENDORS his willingness to purchase the SAID PLOT in consideration of flat No. F-1, on first Floor having area of 54.50 sq. mt , Flat No. S-1 on the Second Floor having area of 54.50 sq. mt , and the Flat No. T-1 on the third floor having area of 54.50 sq. mt. total area works out to 163.50 sq. meters to be constructed in the said plot and to be transferred in the name of the Vendors as per the RERA agreement.


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AND WHEREAS the Town and Country Planning Department has issued NOC for registration of the said plot in the office of the Sub-registrar of Ponda vide their letter No. TPP/1174/ curti/ 4916/59/0/ 2020 1665 dt. 18.09.2020

AND WHEREAS the VENDORS have accepted the said offer and has agreed to sell the Said Plot for the aforesaid consideration .

AND WHEREAS now the VENDORS execute the present deed, thereby transferring the right, title and possession of the SAID PLOT unto the PURCHASER.

**NOW THEREFORE THIS DEED OF SALE
WITNESSES AS UNDER:**

1. That in pursuance to the understanding and in consideration of proposed construction of 3 flats of area 54.50 sq. mt. (total area of 163.5 sq. meters) and promised to be transferred by the Purchaser to the Vendors, the VENDORS hereby discharge the PURCHASER of the same and every part thereof, they the VENDORS hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER the "SAID PLOT" more particularly described in the SCHEDULE B hereunder written, along with all things situated therein including all the plantation, easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PLOT".
2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the " SAID PLOT " unto

Three handwritten signatures in blue ink, likely representing the vendors, are written at the bottom of the page.

the PURCHASER and the PURCHASER has taken the possession of the "SAID PLOT". The vendors shall indemnify the Purchasers to the extent of the value of the plot if the title of the Vendors is found to be defective.

3. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the said plot hereby sold to him as his own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.
4. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOT" unto the PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.
5. That all taxes such as land tax etc. or otherwise in regard to the "SAID PLOT" shall henceforth be borne and paid by the PURCHASER.
6. The VENDORS hereby authorize the PURCHASER to get transferred in his name the "SAID PLOT", purchased by him by the present deed with the competent authorities and the



Mulla Mulla Mulla

VENDORS specifically give No Objection for carrying out mutation in the name of the Purchaser .

7. The PURCHASER acknowledges that the SAID PLOT has been purchased after physical inspection and measurement and the Shape and dimension of the SAID PLOT tallies with the plan annexed hereto. The PURCHASER declares that he has no claim of whatsoever nature as against the VENDORS .
8. The parties hereto hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.
9. The Value of the plot for the purpose of stamp duty is the construction cost of the three flats total admeasuring 163.5 sq.mts. to be transferred in the name of the Vendors which works out to be 25000/- per sq. mt. total value works out to Rs. 40,87,500/- and accordingly stamp duty of Rs. 1,22,625 is paid herewith.

SCHEDULE - A

ALL that plot of land being Plot A-4 admeasuring 9812 sq. mts. and forming part of the property known as "BORODO" @ "METADE DE BORODO NAGAMOSUDECODIL" @ "NAGAMASJID" situated at Curti, within the limits of Village panchayat of Curti Khandepar, registration sub district and taluka Ponda, District of South Goa (earlier North Goa) state of Goa,

Julalady Walla Rain

and registered in the land registration office at Ilhas under No.4301 at Book B-11, Matriz No 870 and surveyed under new survey No. 59/0 and 52/9 of revenue village Ponda and bounded as under;

Towards East: By Nalah.

Towards West: existing road and property surveyed under No 52 of Village Ponda of Ponda Taluka.

Towards North: by Property surveyed under No 62 of Village Ponda of Ponda Taluka.

Towards South: by Nalah .

SCHEDULE - B



All that piece of land being plot No. 6 admeasuring 640 sq. meters, which is a part of the property described in the Schedule - A here above and a part of the survey No. 59/0 of Village Curti, within the limits of the Village Panchayat of Curti Khandepar, registration sub district and Taluka Ponda, District of South Goa (earlier North Goa) State of Goa. The said plot is bounded as under:

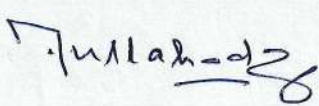
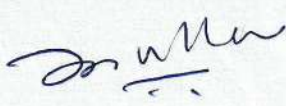
Towards North: By Access Road

Towards South: By Nallha

Towards East: By Plot No. 7

Towards West: By Plot No. 5

IN WITNESS WHERE OF, the VENDORS, and the PURCHSER have set their respective hands hereunto on the day , month and the year first hereinabove mentioned in the presence of two witnesses.

Signed sealed and delivered by within named Party No. 1 of the VENDORS.

Mulla Mohamad



Mr. MULLA MOHAMAD MUZAWAR @ Mr. MULLA MAHAMOOD MUZAWAR, @ Mr. MULLA MAHAMUD MUZAWAR @ Mr. MAHAMUD ISSUB MULLA

LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS



Signed sealed and delivered by within named Party No. 2 of the VENDORS.

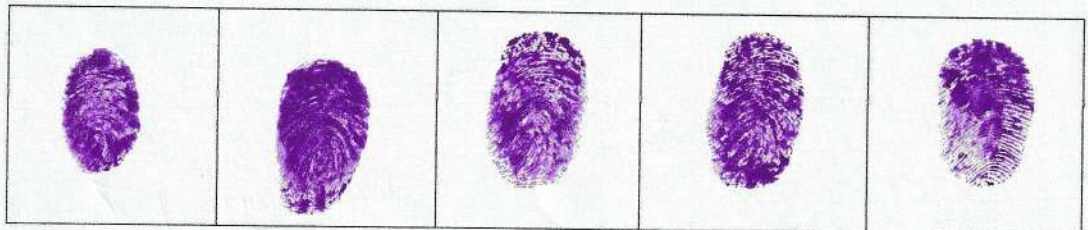
Zaibunnissa



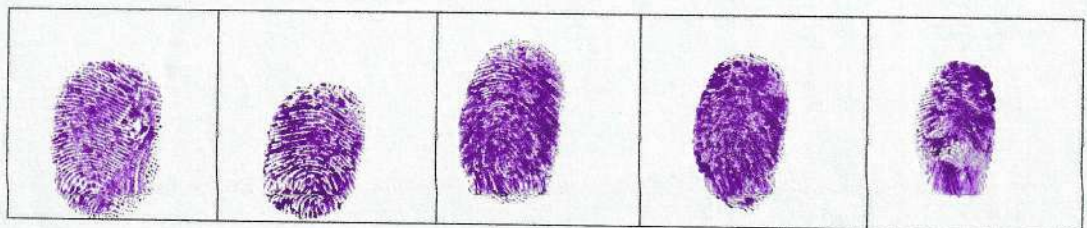
Mrs. ZAIBUNNISSA MAHAMUD MULLA , @ Mrs. ZAIBUNNISSA

Mulla Mohamad *Zaibunnissa* *Zaibunnissa*

LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS



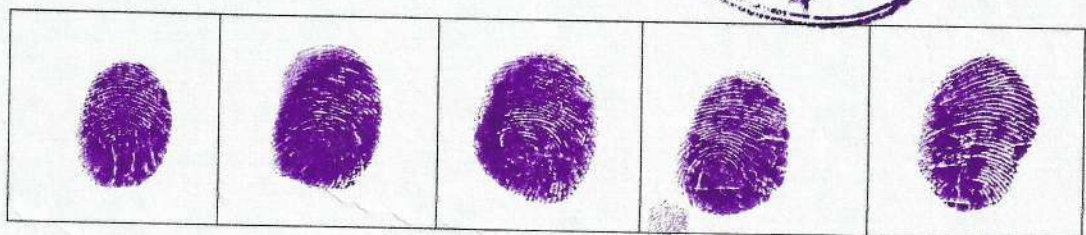
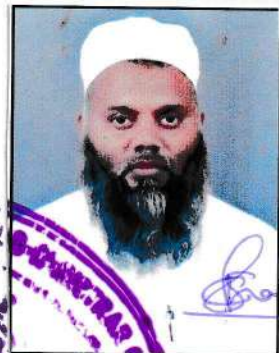
Signed sealed and delivered by within named **MR. KHAJA SHAIKH** Party No. 1 of PURCHASERS for self and as attorney of party No. 2 of the PURCHASERS .



Signature

MR. KHAJA SHAIKH

LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS



Attestation Signature Signature

Witnesses:

1. Imtiaz Shaikh Im
176-1 - Haveli curti
Near sport complex - Ponda
Goa. Aadhar No. [REDACTED]
2. Imamb Bi Shaikh Imambi Shaikh
176-1 - Haveli curti
Near sport complex,
Ponda - Goa
Aadhar card no [REDACTED]



Imtiaz Shaikh Imambi Shaikh [Signature]

PLAN

SCALE-1:1000



PART AREA = 640.00sqm

SURVEY NO: 62

3 4

1
SURVEY NO: 59

SURVEY NO: 52

1-C

1-B

1-A

9-A

9-C



Ref. No. PP/1174/Currit/49(6)59/0/2020/
Town & Country Planning Dept.
Government of Goa
2nd Floor, Govt. Office Bldg.
Opposite Axis Bank
Ponda-Goa
Date 18/09/2020

1665.



UDAY SAWANT

B.E.(CIVIL)

Reg. No. ER/0022/2010

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-May-2022 12:55:44 pm

Document Serial Number :- 2022-PON-788

Presented at 12:39:44 pm on 09-May-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	122700
2	Registration Fee	122630
3	Mutation Fees	1000
4	Processing Fee	700
Total		247030

Stamp Duty Required :122700/-

Stamp Duty Paid : 122700/-

Presenter

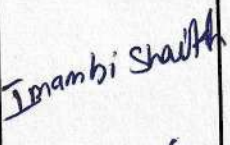
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Khaja Shaikh , Father Name:Khajawali Shaikh, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 17-35, Khadapabandh, Near water tank, Ponda Goa., Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mulla Mohamad Muzawar Alias Mulla Mahamood Muzawar Alias Mulla Mahamud Muzawar Alias Mahamud Issub Mulla , Father Name:Mulla Yusuf Muzawar, Age: 74, Marital Status: Married ,Gender:Male,Occupation: Land Lord, house No 110-J Misty wood, Nuvem Kirbhat south Goa Goa., PAN No.:			
2	Zaibunnissa Mahamud Mulla Alias Mrs Zaibunissa , Father Name:Issaki Ismail Khan, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Land Lady, House No 110 -J Mistywood, Nuvem Kirbhat SouthGoa. 403604, PAN No.:			
3	Khaja Shaikh , Father Name:Khajawali Shaikh, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, 17- 35, Khadapabandh, Near water tank, Ponda Goa., PAN No.:			
4	Khaja Shaikh , Father Name:Khajawali Shaikh , Age: 41, Marital Status: ,Gender:Male,Occupation: Business, PONDA GOA, PAN No.: , as Power Of Attorney Holder for Sharifa Shaikh			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Imtiaz Shaikh, Age: 46, DOB: 1975-11-09, Mobile: 9158686752, Email: , Occupation: Service, Marital status : Married, Address: 403401, House no 176-1, Near Sports Complex junction, Ponda, Ponda, South Goa, Goa			
2	Name: Imam Bi Shaikh, Age: 39, DOB: 1982-10-01, Mobile: 8698997408, Email: , Occupation: Housewife, Marital status : Married, Address: 403401, Curti Ponda Goa. , 176/1 Nagamasjid, Ponda, Ponda, South Goa, Goa			

Sub Registrar

SUB - REGISTRAR
PONDA

Document Serial Number :- 2022-PON-788



Document Serial No:-2022-PON-788

Book :- 1 Document

Registration Number :- **PON-1-756-2022**

Date : 09-May-2022



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

**SUB - REGISTRAR
PONDA**

