

(Rupees Two Lakhs Fifty Two Thousand only)

TRUE XEROX COPY

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorised Signatory
Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SEWANA CREDIT CO-OP. HSG SOCIETY LTD
ESTD. SOCIETY, COURA,
MARGAO - GOA 403 002
D-5/STP(V)/C.O./35/3/2011-RD

भारत 18799
112429
INDIA

NON JUDICIAL गॉजा
JUN 03 2017

zero two five two zero zero zero 12:00

R.0252000/- PB7223

STAMP DUTY GOA

Name of Purchaser...S.A. BUILDERS. & DEVELOPERS

507



ALLAM SAYED .

Signature

DEED OF SALE



Signature *Signature* *Signature* Sayyad



THIS DEED OF SALE is made and executed at Margao, Salcete Goa on this 05th day of June of the year two thousand and seventeen. (05.06.2017)

BETWEEN

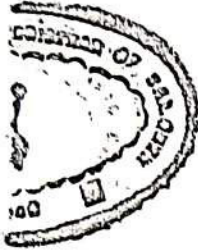
- TAALEEM EDUCATIONAL & SOCIAL WELFARE SOCIETY**, an educational society registered under Societies Act, 1860 under no. 06/GOA/95, having its Regd, office at MAS Building, Colmorod, Navelim, Salcete Goa, represented by its Vice President, **SHAIKH MASOOD**, son of Mr. Shaikh Abdul Shakoor, aged about 30 years, married, businessman, holding PAN Card bearing No. _____ holding Aadhar card bearing no. _____ Phone no. NIL, email address. NIL, resident of H. No. B-8, Ahmed Manzil, Dream house Complex, Chandrawaddo, Fatorda, Salcete Goa vide resolution dated 30.05.2017. Hereinafter referred to as "THE VENDOR" of the ONE PART.

AND

- M/s S. A. BUILDERS & DEVELOPERS**, a partnership concern having its office at Rasheeda Manzil, Plot No. 24, Amrut Nagar, near Manovikas High School, Fatorda, Margao, Salcete, Goa, duly represented by its partners, **Mrs. AFIYA BI KEC e SAYED**, wife of Mr. Altaf Shah Sayed, aged about 35 years, married, businessman, Indian National,



Sayyad



Holding PAN CARD bearing No. [REDACTED]
 holding Aadhar card bearing no. [REDACTED]
 email ID. NIL, phone no. NIL resident of H. No. 24,
 Amrut Nagar, Gogol, Margao, Salcete, Goa and **Mr. ALLAM SAYED** alias **ALAM SHAH SAYED**, son of late Mr. Baulsha Sayed, aged about 42 years, married, businessman, Indian National, Holding PAN CARD bearing No. [REDACTED] holding Aadhar card bearing no. [REDACTED] email ID. NIL, phone no. NIL, resident of H. No. 24, Amrut Nagar, Gogol, Margao, Salcete, Goa, hereinafter referred to as "THE PURCHASER" of the SECOND PART.

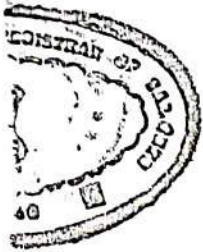
AND

1. **Mr. SHAIKH ABDUL AZEEM** son of Dr. Shaikh Abdul Shakoor, aged about 34 years, married, businessman, Indian National, having PAN Card bearing no. [REDACTED] holding Aadhar card bearing no. [REDACTED] Phone no. NIL, Email address NIL, and his wife;
2. **Mrs. SHAIKH HUMEHRA A AZEEM** alias **HUMEHRA SHAIK** daughter of Mumtaz Ahmed Khan aged about 32 years, housewife, Indian National, having PAN Card bearing no. [REDACTED] Holding Aadhar card bearing no. [REDACTED] email Id. NIL, Phone no. NIL, both



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resident of Ahmed Manzil, Dream House Complex, Bungalow No. 8, Chandrawaddo, Fatorda, Salcete Goa. hereinafter referred to as "THE CONFIRMING PARTY" of the THIRD PART



Each of the expressions "THE VENDOR", "THE PURCHASER" and the CONFIRMING PARTY herein used shall unless be repugnant to the context and/or meaning thereof, be deemed to include as well as their respective heirs, successors, executors, legal representatives, administrators and/or assigns.

WHEREAS the CONFIRMING PARTY no. 2 herein is duly represented by her Power of Attorney holder i.e. CONFIRMING PARTY no. 1 vide General Power of attorney dated 13.09.2011, duly executed before the Notary Advocate Mr. Menino Fernandes, bearing registration no. 16302/11.

WHEREAS the CONFIRMING PARTY No. 1 had sub delegated herein his powers for self and as attorney of CONFIRMING PARTY No. 2 and are duly represented by their Power of Attorney holder i.e. **Mr. AHMED SHAIKH** son of Dr. Shaikh Abdul Shakoor, aged about 26 years, married, businessman, Indian National, having PAN Card bearing no. [REDACTED] resident of Ahmed Manzil,




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 Dream House Complex, Bungalow No. 8, Chandrawaddo, Fatorda, Salcete Goa duly executed before the Notary Advocate Mr. Rajendra G. Raut Dessai, bearing registration no. 24221/16 dated 21.06.2016.

WHEREAS there exists a Plot of land bearing no. 10, admeasuring an area of 573 square meters as per survey records, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao, situated at Fatorda, within the Jurisdiction of the Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, forming part of the property described in the land Registration Office of Salcete under no. 23121 of the new series and forming part of the property enrolled in the Taluka Revenue office records of Salcete under Matriz no. 919, and is bounded as under:

EAST : By 8:00 meters, wide road
 WEST : By Plot No. 10A
 NORTH : By the open space
 SOUTH : By Plot No. 11 of the same property.

The Plot No. 10 is more particularly described in the SCHEDULE-I hereunder and shall hereinafter be referred to as the "SAID PLOT" for the sake of brevity.

AND WHEREAS vide Deed of sale dated 08.05.1974, duly registered in the Office of Sub Registrar






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Dream House Complex, Bungalow No. 8, Chandrawaddo, Fatorda, Salcete Goa duly executed before the Notary Advocate Mr. Rajendra G. Raut Dessai, bearing registration no. 24221/16 dated 21.06.2016.

WHEREAS there exists a Plot of land bearing no. 10, admeasuring an area of 573 square meters as per survey records, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao, situated at Fatorda, within the Jurisdiction of the Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, forming part of the property described in the land Registration Office of Salcete under no. 23121 of the new series and forming part of the property enrolled in the Taluka Revenue office records of Salcete under Matriz no. 919, and is bounded as under:

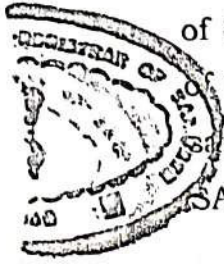
EAST : By 8:00 meters, wide road
 WEST : By Plot No. 10A
 NORTH : By the open space
 SOUTH : By Plot No. 11 of the same property.

The Plot No. 10 is more particularly described in the SCHEDULE-I hereunder and shall hereinafter be referred to as the "SAID PLOT" for the sake of brevity.



AND WHEREAS vide Deed of sale dated 08.05.1974, duly registered in the Office of Sub Registrar



of Salcete, Margao Goa under no. 497 at pages 21 to 23 of book no. I, Volume no. 127 dated 28th May 1974, the said Mr. Venkatesh Vissu Arsekar (bachelor) sold the SAID PLOT to the Mrs. Philomena Fernandes.

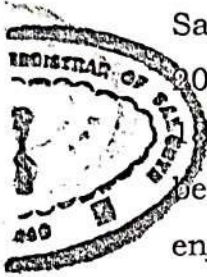
AND WHEREAS the said Mrs. Philomena Fernandes had constructed a building in the SAID PLOT admeasuring 300 square meters of super built up area, in the year 1978 and later renovated the same in the year 1988 and 1993 and the same is certified to be fit for occupation by the Margao Municipal Council vide its Occupancy certificate dated 22.12.1978, Occupancy Certificate no. 3(OC)/1/88-TECH/134 dated 14.10.1988 and occupancy certificate no. 3(OC)/92-93-TECH/13 dated 27.04.1993.

AND WHEREAS the said Mrs. Philomena Fernandes and her husband Mr. Roque Xavier Fernandes sold the SAID PLOT and BUILDING standing thereon to the Mr. Shaikh Abdul Azeem vide Deed of Sale dated 20.05.2010, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-02716-2010, CD Number MGOD17, Book I Document, dated 21.05.2010.



AND WHEREAS the said Mr. Shaikh Abdul Azeem and his wife Mrs. Humehra Shaikh sold the SAID PLOT and BUILDING standing thereon vide Deed of Sale dated 17.11.2016, duly Registered in the Sub Registrar of

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Salcete, Margao Goa bearing Reg. No. MGO-BK1-05291-0016, CD Number MGOD97, Book I Document, dated .11.2016 to the VENDOR herein. Thus the VENDOR became lawful owner in occupation, possession and enjoyment of the SAID PLOT and building.

AND WHEREAS the VENDOR herein is facing difficulties to maintain the said building premises and it also not feasible for the VENDOR to spent further amount on the said building and therefore the VENDOR had resolved to disposed off the SAID PLOT and the Building standing thereon to any prospective purchasers for the benefit of the VENDOR.

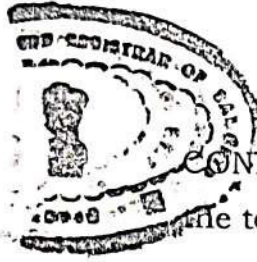
AND WHEREAS upon satisfaction of the assurance of the VENDOR that the VENDOR is the owner in possession, who is entitled to the SAID PLOT and Building standing thereon. The PURCHASER had approached to the VENDOR to purchase the SAID PLOT, admeasuring an area of 573 square meters, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao along with Building standing thereon admeasuring 300 square meters built up area, for a total Consideration of Rs. 60,00,000/- (RUPEES SIXTY LAKHS ONLY) which is the fair market value and the VENDOR had agreed to sell the SAID PLOT along with building standing therein to him.



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AND WHEREAS the VENDOR, PURCHASER and CONFIRMING PARTY are desirous of reducing in writing the terms and conditions as mutually agreed upon.

AND WHEREAS the possession of the SAID PLOT along with the Building standing thereon will be handed over to the PURCHASER by the VENDOR on the day on which the present Deed of Sale shall be executed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. In consideration of the price of Rs. 60,00,000/- (RUPEES SIXTY LAKHS ONLY) the PURCHASER had paid the said amount in the following manner:
 - a. Rs. 59,28,000/- (RUPEES FIFTY NINE LAKHS AND TWENTY EIGHT THOUSAND ONLY) vide RTGS bearing no. CNRBR52017060500684712 drawn on Corporation Bank, Navelim branch dated 03.06.2017, the payment and receipt whereof the VENDOR herein.
 - b. Remaining amount of Rs. 72,000/- (RUPEES SEVENTY TWO THOUSAND ONLY) towards TDS on behalf of and on instructions of the VENDOR herein, the payment and receipt whereof the VENDOR herein, and each of them do hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and











every part thereof, the VENDOR do hereby sell, transfer, grant, release, convey and assure unto the PURCHASER ALL THAT the SAID PLOT admeasuring an area of 573 square meters, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao, along with Building standing thereon admeasuring 300 square meters built up area, described in the SCHEDULE-I hereunder and delineated in red colour on the Plan annexed hereto, does hereby transfer, convey, assign unto the PURCHASER by way of Sale along with the Right, domain, action, passages, easements, privileges, benefits, possession, access, liberties, Title and Interest claims and demand whatsoever in the SAID PLOT along with building standing thereon do hereby sold TO HAVE and TO HOLD the same as lawful owner thereof forever, subject to payment of taxes and dues to the government and Local bodies as well as common maintenance expenses.

2. The VENDOR covenant that they have good right and absolute title to the SAID PLOT and building standing thereon hereby sold and that there is no impediment to the present Sale.



3. The VENDOR, PURCHASER and CONFIRMING PARTY do hereby admit that the sale is restricted to

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the SAID PLOT and building standing thereon hereby conveyed and it does not create any right in favour of the PURCHASER in or to the remaining part of the property adjoining to the SAID PLOT.

4. The VENDOR and CONFIRMING PARTY further Covenant that the PURCHASER shall enjoy and possess the SAID PLOT and building standing thereon hereby sold without any interference from them the VENDOR or any person claiming by or under them.
5. The VENDOR and CONFIRMING PARTY shall hereby undertakes to indemnify and compensate the PURCHASER fully and adequately incase the PURCHASER is deprived of the possession of the SAID PLOT and building standing thereon hereby sold due to any defect in the title of the VENDOR.
6. The VENDOR and CONFIRMING PARTY shall, at the request and costs of the PURCHASER do and execute all such further acts, deeds, matters and things as may be necessary to more effectively transfer the SAID PLOT and building standing thereon to the PURCHASER or to transfer it in his name in various records.










7. The VENDOR and CONFIRMING PARTY hereby give their full consent and No objection for transferring their records of the SAID PLOT and building standing thereon in the name of the PURCHASER in various Government offices including House tax, Margao Municipal Council Electricity Department, PWD, Mutation, Partition or any other offices on the strength of this Deed.

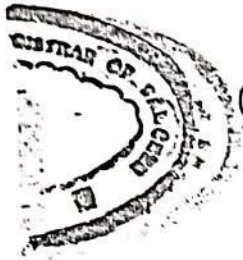
8. The VENDOR and CONFIRMING PARTY do hereby covenant and declare to the PURCHASER as follows:-

(a) That the VENDOR are the absolute owners of the SAID PLOT and building standing thereon described in SCHEDULE-I herein under, already conveyed and assure the PURCHASER that the VENDOR have good right, full power and absolute authority to sell the same.

(b) That the said undivided Rights, Title and Interest hereunder sold and conveyed, shall be quietly entered into, held and enjoyed by the PURCHASER absolutely without any disturbance or interruption by the VENDOR or by any person claiming through or under the VENDOR and the said undivided RIGHTS, TITLE AND INTEREST hereunder conveyed is/are free from encumbrances and/or any charges.





- (c) That there is no litigation or any legal proceedings pending before any Court/Tribunal, Administrative authority in respect of the SAID PLOT.
- (d) That there are no legal difficulties or otherwise for the sale free from encumbrances on the SAID PLOT and building standing thereon.
- (e) The VENDOR have not agreed to sell or sold the SAID PLOT or any part thereof to any other person/s.
- (f) That no attachment or notice/s from the Central or state Government or any other local body or authority under any Panchayat Act or any other Act or any Scheme or Legislative Enactment, Government ordinance, Order or Notification including any notice/proceedings for acquisition had/has been received by/or served upon the VENDOR and that the SAID PLOT and building standing thereon or part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Public Demands Recovery Act.



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(g) That the SAID PLOT and building standing thereon hereby sold is not the subject matter of any tenancy rights, mundkarial rights or any contractual or statutory rights in favour of any other person.

(h) That the SAID PLOT and building standing thereon is not the subject matter of any loan, mortgage with any Bank or Financial Institution.

9. The VENDOR do hereby declare that SAID PLOT does not belong to the SC/ST and has never been notified as such land or has been occupied by any SC/ST person.

10. With the execution of this deed, all the permissions, approvals, plans NOCs, occupancy certificate in respect of the House no. 2/2989 (ground floor) and 2/2990 (first floor), the Compound wall and all the rights arising there from, hereby stands assigned and transferred unto the PURCHASER for the consideration received, as if the said permission, approvals etc were obtained by and granted to the PURCHASER.



11. That all the taxes and outgoings or otherwise in regard to the SAID PLOT and the building standing thereon shall be borne and paid by the VENDOR

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upto the date of registration of this sale deed and thereafter by the PURCHASER.

12.The fair market value of the SAID PLOT and building standing thereon in the locality is Rs. 72,00,000/- (RUPEES SEVENTY TWO LAKHS ONLY) and the stamp duty is accordingly paid herewith.

13.The PURCHASER hereto paid the necessary TDS (Tax Deduction at source) before the Government authorities bearing Challan No. 280 dated 02.06.2017.

SCHEDULE- 1

DESCRIPTION OF THE SAID PLOT BEIND SOLD

ALL THAT building consisting of ground floor (H. No. 2/2989) and first floor (H. No. 2990), totally admeasuring 300 square meters of super built up area, constructed on the Plot of land bearing no. 10, admeasuring an area of 573 square meters as per survey records, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao, situated at Fatorda, within the Jurisdiction of the Margao Municipal Council, Taluka of Goa, forming part of the property described in the land Registration Office of Salcete under no. 23121 of the new series and forming part of the property enrolled in the



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Taluka Revenue office records of Salcete under Matríz no. 919, and is bounded as under:

EAST : By 8:00 meters, wide road
WEST : By Plot No. 10A
NORTH : By the open space
SOUTH : By Plot No. 11 of the same property

IN WITNESS WHEREOF all the parties abovenamed have set and subscribed their respective hands on the day, month and year first herein above mentioned in the presence of two attesting witness.





SIGNED & DELIVERED

THE WITHIN NAMED

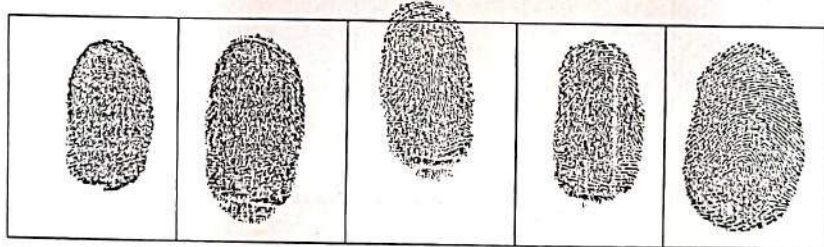
VENDOR

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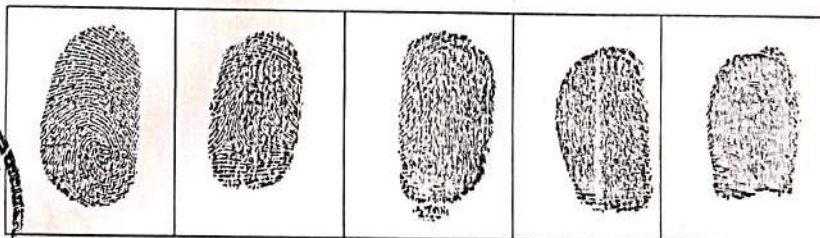


TAALEEM EDUCATIONAL & SOCIAL WELFARE SOCIETY represented by its Vice President **SHAIKH MASOOD**

LEFT HAND FINGERPRINTS OF Mr. SHAIKH MASOOD



RIGHT HAND FINGERPRINTS OF Mr. SHAIKH MASOOD



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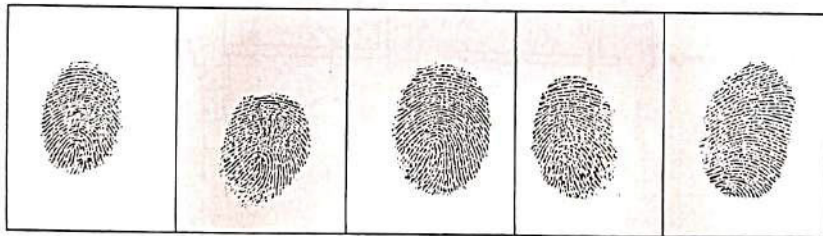


SIGNED AND DELIVERED
THE WITHIN NAMED
PURCHASER

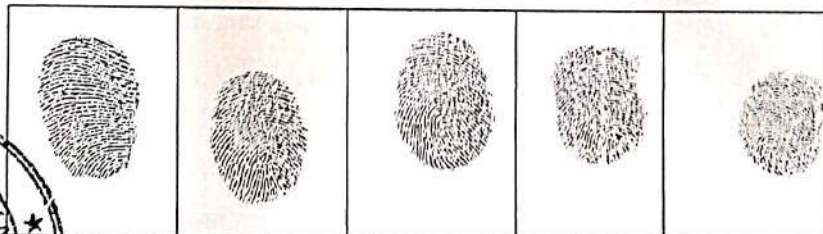


**M/s S. A. BUILDERS &
DEVELOPERS** represented through
its partner Mr. ALLAM SAYED alias
ALAM SHAH SAYED

LEFT HAND FINGERPRINTS OF Mr. ALLAM SAYED alias
ALAM SHAH SAYED



RIGHT HAND FINGERPRINTS OF Mr. ALLAM SAYED
alias ALAM SHAH SAYED

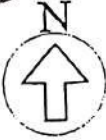
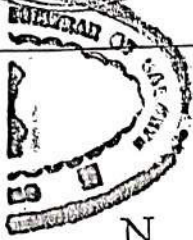


TRUE COPY



CERTIFIED TO
COPY OF THE

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



Plan showing plots situated at
Margao City
P.T. Sheet No. 46 / Chalta No. 3.
Scale 1:500



Cher
I.S & L.R



Computer Generated On 02/02/10

[Signature]
2/2/10
Compared By :-

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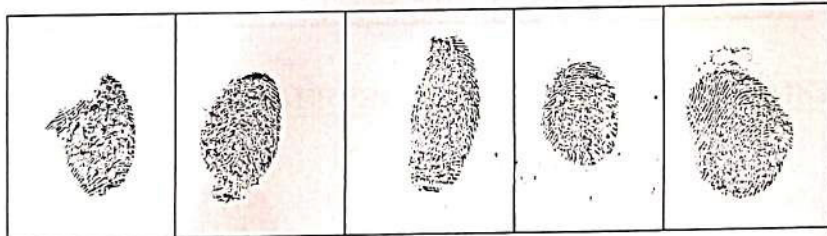


Sayyad

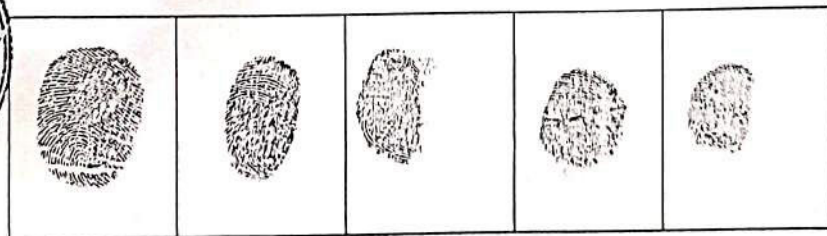


M/s S. A. BUILDERS &
DEVELOPERS represented through
its partner Mrs. AFIYA BI XEC e
SAYED

LEFT HAND FINGERPRINTS OF Mrs. AFIYA BI XEC e
SAYED



RIGHT HAND FINGERPRINTS OF Mrs. AFIYA BI XEC e
SAYED



   Sayyad

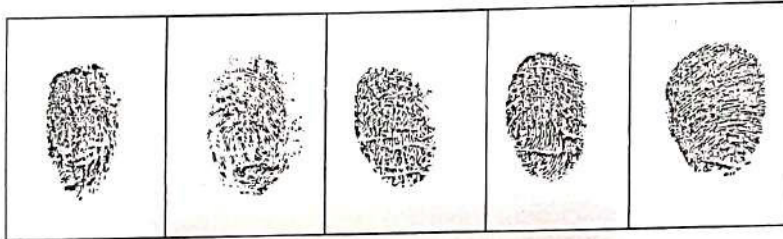


SIGNED & DELIVERED
THE WITHIN NAMED
CONFIRMING PARTY
THROUGH ATTORNEY
HOLDER

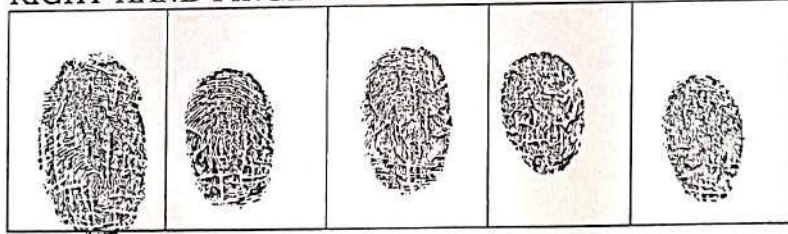


Mr. AHMED SHAIKH

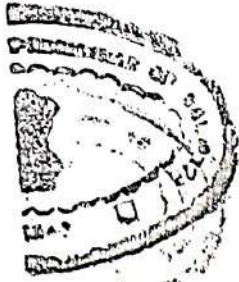
LEFT HAND FINGERPRINTS OF Mr. AHMED SHAIKH



RIGHT HAND FINGERPRINTS OF Mr. AHMED SHAIKH




[Signature] *[Signature]* *[Signature]* Sayyad



Witnesses:

1. 
NAME: Hayim Khan

ADDRESS: H.No. 214, Benaulim, Salate Goa.

2. 
NAME: Ashfaqur Sayed.

ADDRESS: L.A, H93 Rumbamal housing, Salate Goa



   Sayyed

G 1 48724 7th

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time: 05-06-2017 12:44:56 PM




Document No: 7507

Presented at 12:14:06 on 05-06-2017 in the office of the Sub-Registrar (Salcete/Margao) Along with fees paid as follows:

Sr. No.	Description	Rs. P's
1	Registration Fee	180000.00
2	Processing Fees	530.00
	Total :	180530.00

Stamp Duty Required: 252000.00 Stamp Duty Paid: 252000.00

Allam Sayed @ Alam Shah Sayed presenter

Name	Photo	Thumb Impression	Signature
Allam Sayed @ Alam Shah Sayed, s/o. Baulsha, Married, Indian, age 42 Years, Business, r/o H. no. 24, Amrut Nagar, Gogol, Margao, Goa, as a Partner of M/S. S.A. Builders and Developers Having Office at Fatorda, Margao, Goa.			

Endorsements

Executant



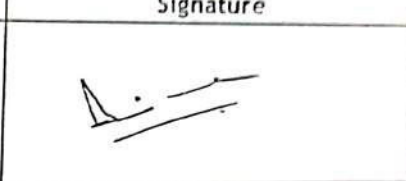
1. Ahmed Shaikh, s/o Mr Shaikh Abdul Shakoor, Married, Indian, age 26 Years, Business, r/o Bungalow No. 8 Ahmed Manzil Dream House Complex Chandravaddo Fatorda Goa As Power of attorney for the confirming Party no. 1 to delegated POA of Confirming Party No. 2 by virtue POA dated 21/06/2016 executed before Notary Shri Rajendra Prasad Dessai under no. 24221 dated 21.6.2016.

Photo	Thumb Impression	Signature
		

2. Shaikh Masood, s/o. Shaikh Abdul Shakoor, Married, Indian, age 30 Years, Business, r/o Bungalow No. 8, Ahmed





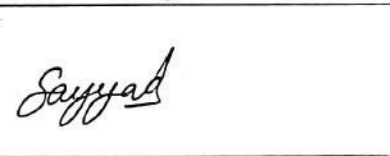
nl, Dream House Complex Chandrawaddo, Margao Goa. as the Vice President for Taaleem Edeucational & Welfare Scty. having its office at MAS Bldg. Colmorod Navelim Salcete Goa.

Photo	Thumb Impression	Signature
		

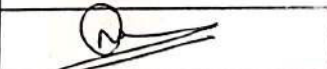
3 . Allam Sayed e Alam Shah Sayed , S/o. Baulsha , Married, Indian, age 42 Years, Business, r/oH. no. 24, Amrut Nagar, Gogol, Margao, Goa. as a Partner of M/S. S.A. Builders and Developers Having Office at Fatorda, Margao, Goa.

Photo	Thumb Impression	Signature
		

4 . Afiya Bi Xec e Sayed, W/o. Altaf Shah Sayed , Married, Indian, age 35 Years, Business, r/o H.no. 24, amrut Nagar, Gogol, Margao, Goa. As a Partner of M/S. S.A. Builders and Developers Having Office at Fatorda, Margao, Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Nayim Khan , s/o. Iqbal Khan , UnMarried, Indian, age 31 Years, Advocate, r/o Margao Salcete Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
CIVIL REGISTRAR
 - CUM -
NOTARY REGISTRAR
 SALCETE





Book-1 Document
 Registration Number MGO-BK1-02480-2017
 CD Number MGOD112 on
 Date 06-06-2017

[Handwritten Signature]

Sub-Registrar (Salcete/Margao)

Scanned By:-

Jesmond Rodrigues

CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 SALCETE

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



NOTARIAL

CERTIFIED TO BE TRUE COPY
 OF THE ORIGINAL CERTIFIED COPY

[Handwritten Signature]
 (SOMDAS K. MANJREKAR)
 ADVOCATE & NOTARY
 MARGAO-GOIA

Date: 20.12.2022
 Reg. No.: 59916



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