

073170

Signature of Stamp Vendor

Signature of Purchaser _____

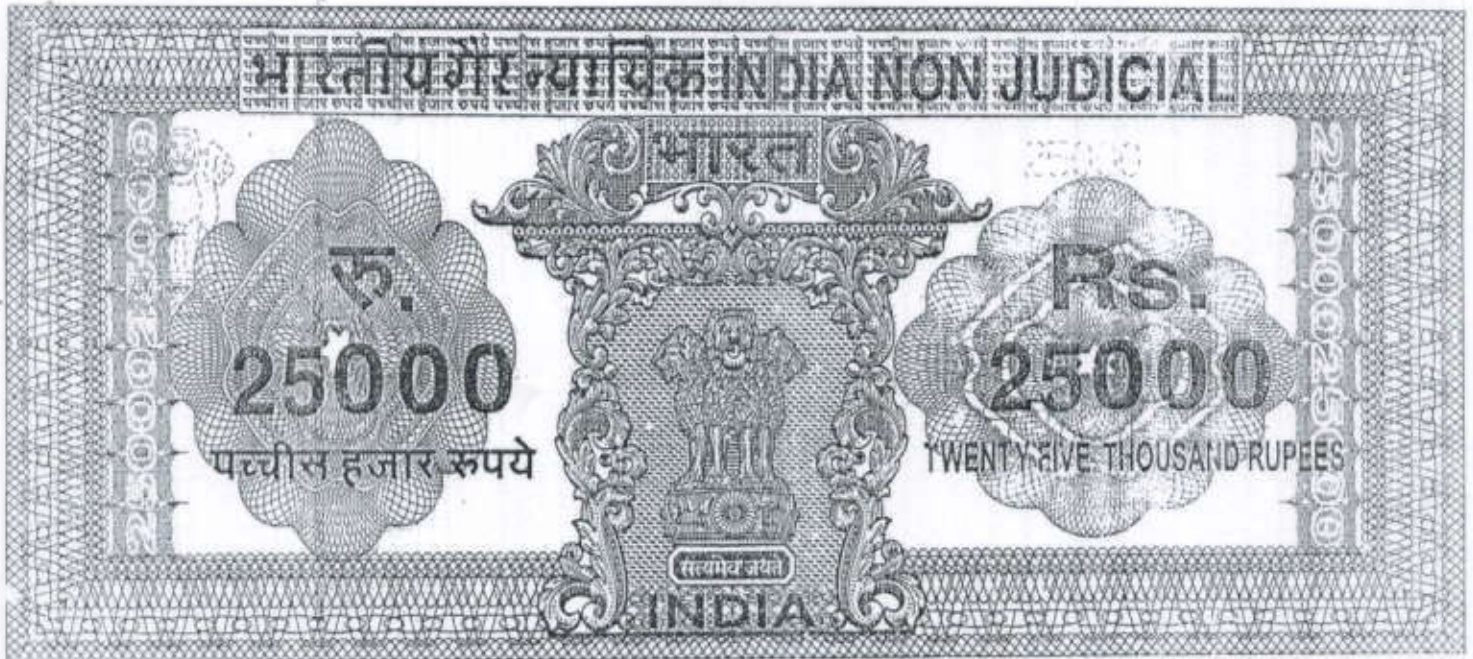


DEED OF SALE

... 21 -

Mubeena Rafeek

N. R. Beck Faith 9A0Am



गोवा GOA

073171



Sl. No. 1459 Place of Vendor - VASCO, Date of Sale 17/2/18
Vendor - RANJANA CHAUDHARY Resident of Desterro, Vasco
License No. - JUD/VEN-LIC/210015/AC-1
Value of Stamp Paper 25000/-
Name of Purchaser M/s HAYAT INFRASTRUCTURE
Father's Name —
R/O VASCO Purpose Deed
As there is no single Stamp Paper available for the value of Rs. 2,05,000/-
Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

- 2 -

THIS DEED OF SALE is made on this 19th day of the month of February,
2018, at Vasco-Da-Gama, Goa.

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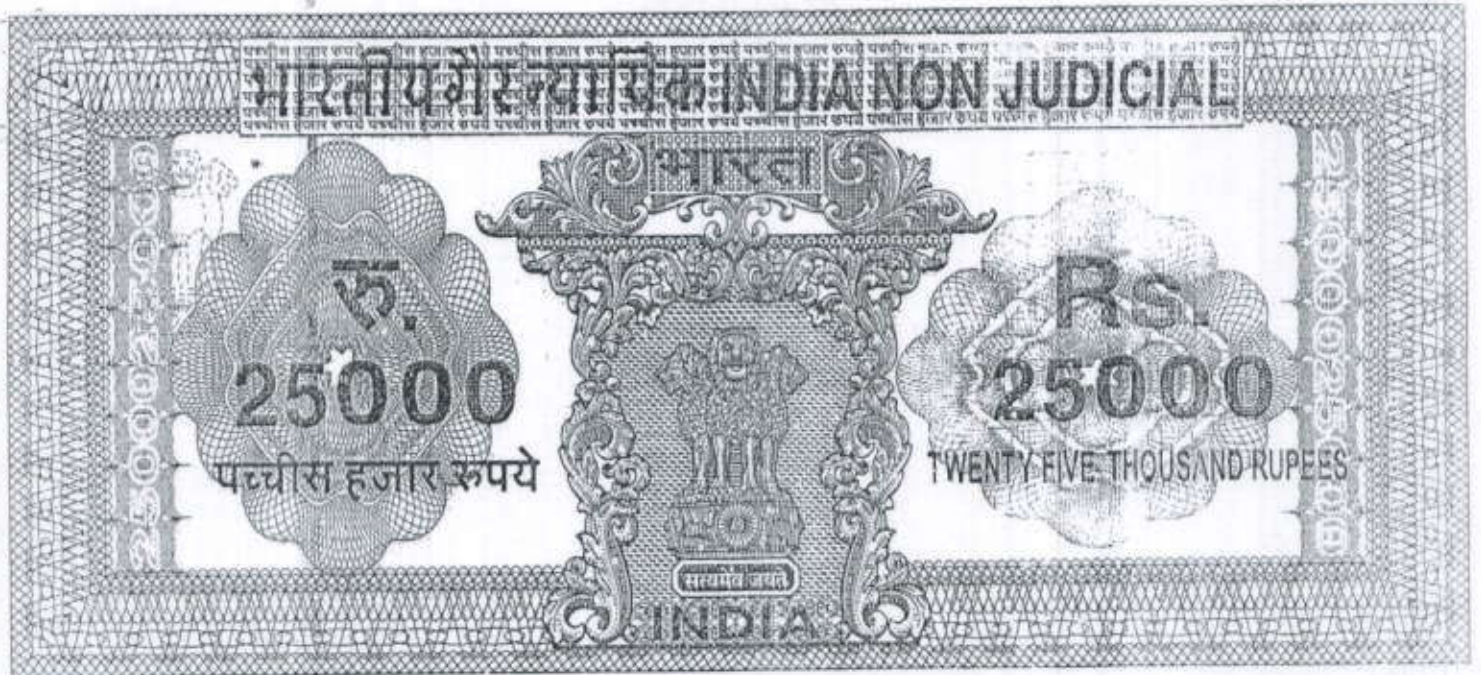


Mubeena Rafeek

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SACAMIB

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गोवा GOA

073177



Sl. No. 1459 Place of Vendor: VASCO, Date of Sale 17/2/18
Vendor: RANJANA CHAUDHARY (Wife of CHANDRO, Vasco)
License No.: JUDIVEN-LIC/2/2015/AC-1
Value of Stamp Paper 25000/-
Name of Purchaser Mrs. HAYAT INERASTRUCTURE
Father's Name R/O VASCO Purpose Need
As there is no single Stamp Paper available for the value of Rs. 1,00,000/-
Additional Stamp Paper for the completion of the value is attached along with
Signature of Stamp Vendor Raj Signature of Purchaser Hayat

- 3 -

BETWEEN

1. MRS. MUBEENA BI alias MUBEENA RAFEEK ALI SAHIB,

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mubeena Rafeek

M. Rafeek Hayat RACAN 8 8



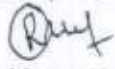


गोवा GOA

063717



Sl. No. 1459, Place of Vendor - VASCO, Date of Sale 17/2/18
Vendor - RANJANA CHAUDHARY, Resident of Destemp, Vasco
License No. - JUDIVEN-LIC/2-2015/AC-1
Value of Stamp Paper 5000/-
Name of Purchaser M/S HAYAT INFRASTRUCTURE
Father's Name —
R/O VASCO, State Goa, Deed
As there is no single Stamp Paper available for the value of Rs. 1,05,000/-
Additional Stamp Paper for the completion of the Value is attached below.


Signature of Stamp Vendor



Signature of Purchaser


- 5 -

her husband **1(a). MR. MOHAMMAD RAFEEL SAHEB** alias
MOHAMMAD RAFI SAHIB, son of Abdulla Saheb, 64 years of age,

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Mubeena Rafeek


Rafeek


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married, businessman, having PAN : [REDACTED], holding Aadhaar Card bearing No. [REDACTED], Mobile No. 9422442327, both resident of Flat No.D-3, Dramilla Apt., Mangor Hill, Vasco-Da-Gama, Goa, 2. **MRS. YASMEEN BI ANWAR SHAIKH** alias **YASMINBI ANWAR SHAIKH**, wife of Mr. Shaikh Anwar Badsha, 56 years of age, married, housewife, having PAN : [REDACTED], holding Aadhaar Card bearing No. [REDACTED], and her husband **2(a). MR. SHAIKH ANWAR BADSHA**, son of late Janab Abdullah Sayed Saheb, 62 years of age, married, businessman, having PAN : [REDACTED], holding Aadhaar Card bearing No. [REDACTED], Mobile No.9823565565, both resident of H. No.146/C, Alto Dabolim, Dabolim-Goa, all Indian Nationals, hereinafter referred to as "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include their legal heirs, legal representatives, successors, agents, administrators, assigns and/or nominees) of the **FIRST PART**;

AND

M/S. HAYAT INFRASTRUCTURE, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at Shop No.20, Karma Point Building, Vasco-Da-Gama, Goa, represented by Its Partners,

1. MR. MOHAMED RISWAN, son of Mr. Shaikh Anwar Badshah, aged

... 7 / -

Mubeena Rafeek

Mr. Rafeek
Shah 9/11/2023

26 Years, married, Businessman, having PAN : [REDACTED], Email ID :

hayatinfrastructure@gmail.com, holding Aadhaar Card No. [REDACTED]

[REDACTED], Mobile No.9764899777 and **2. MR. SHAIKH ABDULLA**, son of

Mr. Shaikh Anwar Badshah, aged 32 Years, Married, Businessman, having

PAN : [REDACTED], Email ID : hayatinfrastructure@gmail.com, holding

Aadhaar Card No. [REDACTED], Mobile No.9075268269, both Indian

Nationals and resident of H. No.146-C, Fatima Colony, Dabolim, Goa,

hereinafter referred to as "**PURCHASERS**" (which expression shall unless

repugnant to the context or meaning thereof shall include its legal

representatives, successors in office, agents, administrators, assigns

and/or nominees) of the **OTHER PART**.

WHEREAS there exists an immovable property known as "GINA DE

CASA" situated in the Village of Chicalim, within the jurisdiction of the

Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao,

District of South Goa, State of Goa, described in the Land Registration

Office of Salcete at Margao under No.42008 at page 5 of Book B. no.109

of new series, not enrolled in the Revenue Office (Matriz) but surveyed

under No.116, Sub-Division 4 and is more particularly described in the

Schedule-I hereinafter and referred to as the SAID PROPERTY.

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Mubeena Rafeek

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AND WHEREAS, the said property originally belonged to Smt. Verediana Azaredo, Smt. Fatima Jasinha Visitacao Vas e Azaredo also known as Fatima Menezes ande Shri Matias Francisco Apolinario Tomas De Menezes also known as Franscisco Menezes, who were joint owners and legitimate holders of the said property.

AND WHEREAS the aforesaid property has been sub-divided into three (3) Sub-Plots designated as Plot No.1, Plot No.2 and Plot No.3 which sub-division is approved vide Development Permission Order No.MPDA/5-A-6/84-85/1034 DATED 28/01/1985.

AND WHEREAS by a Sale Deed dated 17/04/1986 duly registered in the Office of Sub Registrar of Mormugao, Goa under No. 269 at pages 540 to 550 of Book No. I, Vol. No.46 dated 22/08/1990, said Smt. Verediana Azaredo, Smt. Fatima Jasinha Visitacao Vas e Azaredo also known as Fatima Menezes ande Shri Matias Francisco Apolinario Tomas De Menezes also known as Franscisco Menezes sold one of the Plot identified as Plot No.3 admeasuring an area of 1235.90 sq. mtrs. of the aforesaid property which property is hereinafter referred to as the "SAID PLOT" and more particularly described in Schedule-II hereinbelow to Ms. Mubeena Bi and Ms. Yasmeeen Bi, (female Vendors herein).

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Mubeena Rafeek

M. Rafeek
Yasmeeen Bi
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AND WHEREAS the Vendors No.1(a) and 2(a) are legally wedded husband of Vendors No.1 and 2 respectively and hence they have been joined as a party to this Deed as per the laws prevailing in the State of Goa.

AND WHEREAS the Vendors intend to sell the said plot and the Purchaser is interested in purchasing the said plot and as such the Purchaser has approached to the Vendors to purchase the said plot for a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) which is the fair market value of the said plot.

AND WHEREAS the Vendors are now desirous to convey the title of the said plot to the Purchaser by execution of this presents upon the terms and conditions herein below set out:-

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In consideration to the payment of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) by the 'Purchasers' to the 'Vendors', being Rs.30,00,000/- (Rupees Thirty Lakhs Only) is paid to Vendor No.1 by

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Mubeena Rafeek

M. Rafeek
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Cheque No.249093 and Rs.5,00,000/- (Rupees Five Lakhs Only) is paid to Vendor No.2 by Cheque No.249094, both dated 19/02/2018 and drawn on The Goa Urban Co-operative Bank Ltd., receipt whereof the Vendors do hereby admit and acknowledge and discharge the Purchaser from each and every part of it and the 'Vendors' as absolute owners do hereby convey, transfer and hand over possession of the said Plot No.3 admeasuring an area of 1235.90 sq. mtrs., more particularly described in Schedule-II hereunder written and marked in red color boundary line on the plan attached to this deed to the Purchaser with all rights, title, interest, claim, liberties, easements use, benefit, demands, advantages and appurtenances whatsoever to the said plot **TO HAVE AND TO HOLD** the same absolutely and forever.

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

(a) That the 'Vendors' have good title and full powers and absolute authority to grant, release, convey and assure the said plot hereby sold in the manner aforesaid.

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Mubeena Rafeek

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- (b) That the 'Purchaser' shall at all times peacefully and quietly occupy, enjoy and possess the said plot hereby conveyed for its benefit as deemed fit and proper as owner thereof without any claim, demand or disturbances from 'Vendors'.
- (c) The 'Vendors' further covenant with the 'Purchaser' that in the event the 'Purchaser' is deprived of its lawful possession of the said plot hereby conveyed by virtue of any defect in the title of the 'Vendors', the 'Vendors' agree to keep indemnify or cause to be indemnified the 'Purchaser' and/or its successors from any unforeseen loss of rights in the said plot hereby sold.
- (d) That the 'Vendors', at the request and at the entire cost of the 'Purchaser', undertake and agree to do or cause to be done or execute such papers, documents or comply with any other requirements in order to further assuring the said plot to the 'Purchaser'.
- (e) That the said plot hereby sold is absolutely free from all or any encumbrances whatsoever.

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Mubeena Rafoek.

M. Rafoek
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3. The Vendors No.2 and 2(a) declare that they have been fully and finally settled by the Vendors No.1 and 1(a) and that they have received their fair share as mentioned in clause 1 of this Deed and that the Vendors No.2 and 2(a) shall not demand any other right, share in the future.

4. The Vendors and the Purchaser hereby declare that the property in transaction does not belong to the Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE OF THE PROPERTY

SCHEDULE - I

All that immovable property known as "GINA DE CASA" situated in the Village of Chicalim, within the jurisdiction of the Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete at Margao under No.42008 at page 5 of Book B. no.109 of new series, not enrolled in the Revenue Office (Matriz) but surveyed under No.116, Sub-Division 4 and the said property is bounded as under :

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Mubeena Rafeek

M. Rafeek
PACAMIT

- On the North : By Public Road;
- On the South : By the property belonging to heirs of Jeromino Santana Cabral; and
- On the East : By the property belonging to heirs of Jeromino Santana Cabral; and
- On the West : By the property of the heirs of Ensebio Antonio Siqueira

SCHEDULE-II

All that sub-divided plot identified as Plot No.3 admeasuring an area of 1235.90 sq. mts., from a larger property known as "GINA DE CASA" more particularly described in Schedule-I hereinabove and the said Plot is bounded as under:-

- On the North : By property belonging Smt. Verediana Azaredo, Smt. Fatima Jasinha Visitacao Vas e Azaredo also known as Fatima Menezes ande Shri Matias Francisco Apolinario Tomas De Menezes also known as Franscisco Menezes and 6.00 mtrs. road;
- On the South : By property of Jeromino S. Cabral;
- On the East : By property of Jeromino S. Cabral;
- On the West : By property belonging to Mr. Ensebio A.
- On the West : By internal 6.00 meters wide road.

IN WITNESS WHEREOF the parties hereto to this Deed have put their respective hands the day and year first hereinabove written.

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Mubeena Rafeek

M. Rafeek
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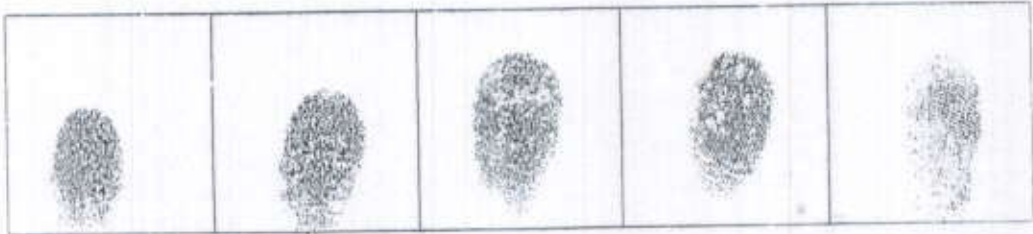
SIGNED, SEALED AND DELIVERED by
The within-named "VENDORS"

1. MRS. MUBEENA BI alias
MUBEENA RAFAEEK ALI SAHIB

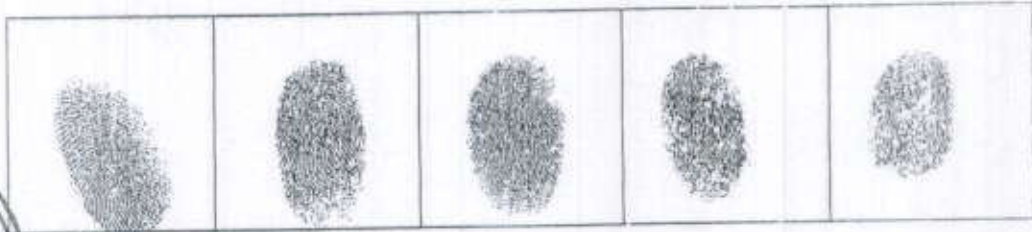
Mubeena Rafeek



Left Hand Finger Impressions



Right Hand Finger Impressions



Mubeena Rafeek

M. Rafeek
Rafeek

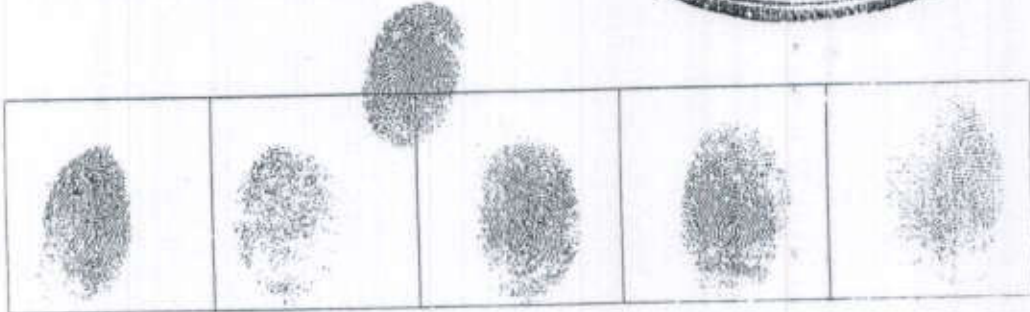
9ACAm-43

1 (a). MR. MOHAMMAD RAFEEL SAHEB
alias MOHAMMAD RAFI SAHIB

M. Rafeel



Left Hand Finger Impressions



Right Hand Finger Impressions



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Rafeel

M. Rafeel
Rafi

PA Camuz

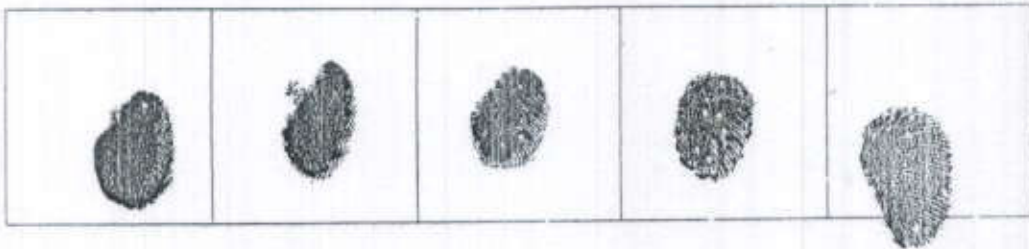
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2. MRS. YASMEEN BI ANWAR SHAIKH
alias YASMINBI ANWAR SHAIKH

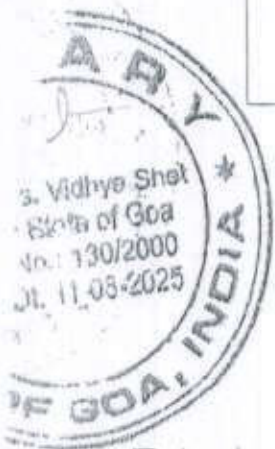
Bailh



Left Hand Finger Impressions



Right Hand Finger Impressions



Muberna Ratrek

M. Ratrek
Bailh

PA Anwar
S

S

2 (a). MR. SHAIKH ANWAR BADSHA



9A CANUZ



Left Hand Finger Impressions



Right Hand Finger Impressions



nuberna Rafeek

M. Rafeek
9A CANUZ

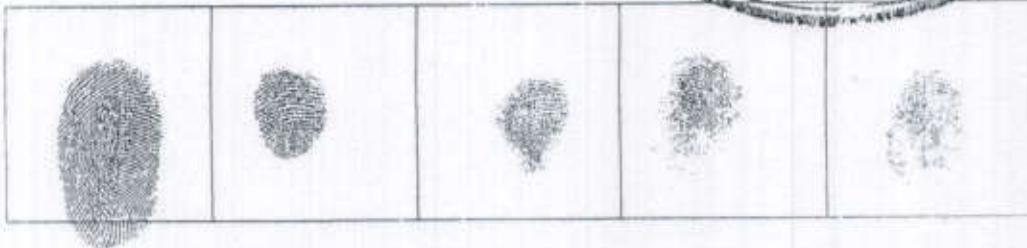
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SIGNED, SEALED AND DELIVERED by
The within-named "PURCHASER"
M/S. HAYAT INFRASTRUCTURE,
a Partnership Firm, represented by its Partners,
1. MR. MOHAMED RISWAN



Left Hand Finger Impressions



Right Hand Finger Impressions



Mubeena Rafeek

Handwritten signature of Mubeena Rafeek

Handwritten signature of Mr. Mohamed Riswan



2. MR. SHAIKH ABDULLA



Abdulla



Left Hand Finger Impressions



Right Hand Finger Impressions



Mubeenu Patek *M. Patek* *Dr. Patek*

9 A. Patel

SA

In presence of :-



1. Ashutosh Kumar Mall

[Signature]

2. SIDDESH S. JOSHI

[Signature]

[Signature]
M. Rafeek

[Signature]

Mubeen Rafeek



APPROVED

Subject to Development
Examination No. 111/2000

TAPAS-NEOGY
MEMBER SECRETARY
MORMUL & O PLANNING &
DEVELOPMENT AUTHORITY
VASCO-DA-GAMA



Signature

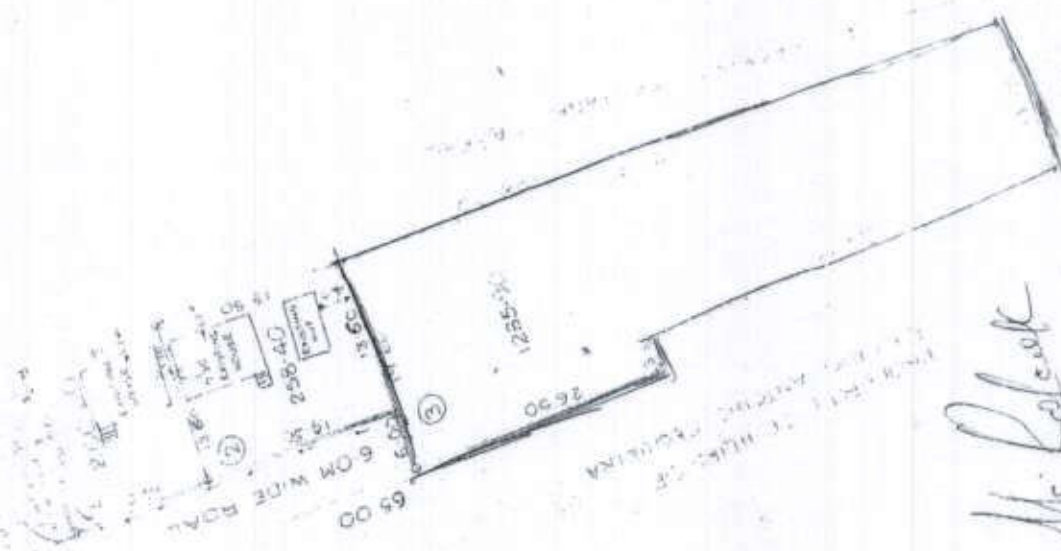
1. T. P. Neogy
2. M. S. Neogy
3. D. S. Neogy
REG. NO. 111 (V. W. D.)

8

W. S. Neogy

Bill S. Neogy

Mr. R. Neogy
M. S. Neogy





Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 19-02-2018 12:49:16 PM

Document Serial Number : 309

Presented at 12:23:00 PM on 19-02-2018 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sl. No.	Description	Rs. Ps
1	Registration Fee	70000.00
2	Processing Fees	300.00
	Total	70300.00

Stamp Duty Required: 105000.00

Stamp Duty Paid: 105000.00

Mr. Mohamed Riswan presenter

Name	Photo	Thumb Impression	Signature
Mr. Mohamed Riswan, S/o Shaikh Anwar Badshah, Married, Indian, age 26 Years, Business, r/o H.No.146-C, Fatima Colony, Dabolim, Goa As a partner of M/s Hayat Infrastructure having its office at Vasco Goa.			

Endorsements

Executant

1. Mubeena BI alias Mubeena Rafeek Ali Sahib, W/o Rafeek Sahib, Married, Indian, age 54 Years, House-Wife, r/o Flat No.D-3, Dramilla Apt, mangor Hill, Vasco da Gama Goa.

Photo	Thumb Impression	Signature
		Mubeena Rafeek

2. Mohammad Rafeek Saheb alias Mohammad Rafi Sahib, S/o Abdulla Saheb, Married, Indian, age 64 Years, Business, r/o Flat No.D-3, Dramilla Apt, mangor Hill, Vasco da Gama Goa.

Photo	Thumb Impression	Signature






		
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3 . Yasmeen Bi Anwar Shaikh alias Yasminbi Anwar Shaikh, W/o Shaikh Anwar Badsha, Married, Indian, age 56 Years, House-Wife, r/o H.No.146/C, Alto Dabolim, Dabolim, Goa.

Photo	Thumb Impression	Signature
		

DA-04-15 Shaikh Anwar Badsha, S/o Late Janab Abdullah Sayed, Married, Indian, age 62 Years, Business, r/o H.No.146/C, Alto Dabolim, Dabolim, Goa.

Photo	Thumb Impression	Signature
		


5 . Mr. Mohamed Riswan, S/o Shaikh Anwar Badshah, Married, Indian, age 26 Years, Business, r/o H.No.146-C, Fatima Colony, Dabolim, Goa As a partner of M/s Hayat Infrastructure having its office at Vasco Goa.

Photo	Thumb Impression	Signature
		

6 . Mr. Shaikh Abdulla, S/o Shaikh Anwar Badshah, Married, Indian, age 32 Years, Business, r/o H.No.146-C, Fatima Colony, Dabolim, Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Ashutosh Kumar Mall , S/o Sadanand Mall, UnMarried, Indian, age 21 Years, Service, r/o Mangor Hill vasco Goa.	


Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified that the mutation fees of Rs 2500/-
has been paid vide challan no. 201800150826
dated 19/02/2018.


Sub-Registrar
SUB-REGISTRAR
MORMUGAO


SUB-REGISTRAR
MORMUGAO



Book-1 Document
Registration Number MOR-BK1-00305-2018
CD Number MORD29 on
Date 19-02-2018



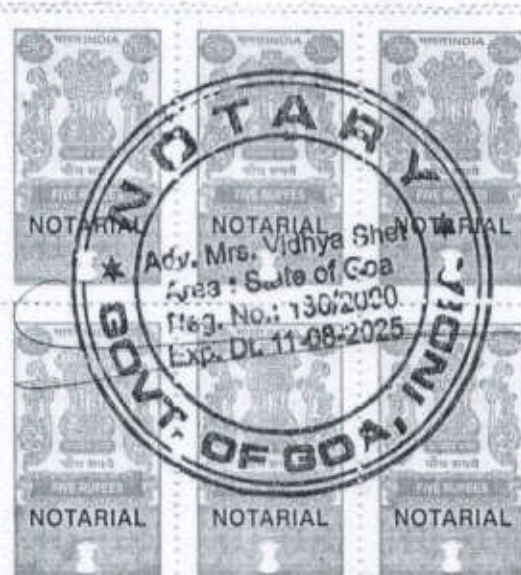
[Signature]
Sub-Registrar (Mormugao)
SUB - REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Santa Cabal
[Signature]



[Signature]
Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 17/12/2020
Reg. No.: 18106/2020

file:///C:/Program Files/C-DAC/GAURI/Endorsement.html

19/Feb/2018

