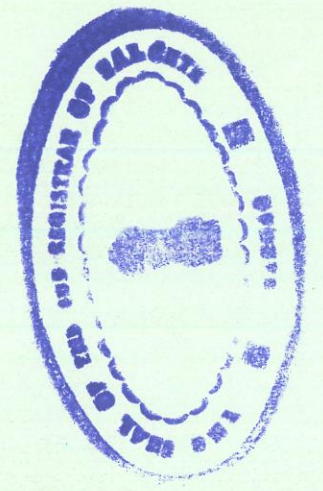


(Rupees Two Lacs Forty Four Thousand only)
CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA MEMBER CO-OP, NSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/SIP(V)/C.R./35/3/2011-RO
For CITIZEN CREDIT CO-OP. BANK LTD.
Margarao Branch
Authorised Signatory
श्री 18084 NON JUDICIAL 193421 MAR 29 2017
12:28
R 0244000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser. GREEN VALLEY REALTORS

SATISH ARDUL KADAK - Modar



DEED OF SALE

...2/-

Modar



This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this THIRTIETH day of MARCH of the Year Two Thousand and Seventeen (30/03/2017),

B E T W E E N

1. Shri. SHAIKH ABDUL AZEEM, son of Dr. Shaikh Abdul Shakoor, aged 35 years, businessman, Holder of Pan Card bearing No. ATRPS3874B, AND HIS WIFE,
2. Smt. HUMERA SHAIKH, daughter of Mumtaz Ahemd Khan, aged 34 years, housewife,

Both of them Indian Nationals and resident of Ahmed Manzil, Chandrawado, Fatorda, Goa, and are hereafter called "THE VENDORS" (which expression shall unless repugnant to the context include

their respective heirs, assigns and legal representatives) OF THE ONE PART,

A N D

GREEN VALLEY REALTORS, a duly registered Partnership Firm, having its Office at Mehboob Towers, Opp. Arlem Junction, Fatorda, Margao, Goa, Holder of Pan Card bearing No.AAHFG2314E, herein represented by its Partners, namely:

1. Shri. SHEIKH GAUSE, son of late Sheikh Abdul Gaffar, aged 43 years, businessman, Holder of Pan Card bearing No.APWPS7149R,
2. Shri. SHAIKH ABDUL KADAR, son of late Shaikh Abdul Gaffar, aged 52 years, businessman, Holder of Pan Card bearing No.AHZPK8559N,

hereafter called "THE PURCHASERS"
(which expression shall unless repugnant

...4/-





- 4 -

to the context include all partners, their heirs, successors, and assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Chondrovaddo, Fatorda, within the limits of the Margao Municipal Council, there is a property which is known as "BALIBATA", or "XIRA" which is described in the Land Registration Office of Salcete under No. 32597 and is enrolled in the Land Revenue Office under Matriz Nos. 1971 and 1984;

AND WHEREAS the said property originally belonged to Andre Barreto and his wife, Luiza Barreto;

AND WHEREAS the said property was and is crossed by a public road from east to west;

AND WHEREAS vide Deed of Sale, Acquittance and Agreement, dated 17/8/1933,

...5/-

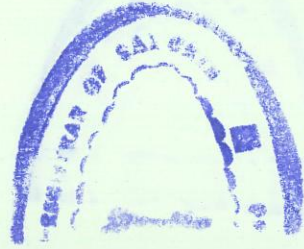


duly registered before the Notary, Carlos Caetano de Souza, the said Andre Barreto and Luiza Barreto divided the said property into sixteen plots and sold Plot No.8 having the length of 35.50 metres on the east, and 32.50 metres on the west, to Filipe Barreto; the said Plot No. 8 is now surveyed under Chalta No. 16 A of P.T. Sheet No.11 of Margao City, and is fully described in the SCHEDULE below;

AND WHEREAS on the death of the said Filipe Barreto and his wife, Angelina Miranda, Regular Inventory Proceedings No.4/2008/F were instituted in the Court of the Civil Judge, Junior Division, at Margao, and the said property was enlisted therein as Item No.1 and vide Final Chart of Partition dated 5/8/2010, confirmed by Order dated 10/8/2010, the said property was held to be owned by the heirs in the following shares:

- (a) 1/8th to Mrs. Remetina Pango alias Remediana D'Souza,
- (b) 1/24th to Martino D'Souza,

  ...6/-



- 6 -

- (c) 1/24th to Anthony D'Souza,
- (d) 1/24th to Sebastiana D'Souza
- (e) 1/24th Mrs. Manuelina Dias
- (f) 1/24th to Sefton Barreto,
- (g) 1/12th to Mrs. Filipina Barreto alias Philipina Barreto,
- (h) 1/12th Mrs. Francisca Barreto and her husband, Mr. Rosario Miranda,
- (i) 1/16th to Mrs. Rosalina Barreto,
- (j) 1/32th to Mr. David Tavares,
- (k) 1/32th to Mr. Joao Tavares
- (l) 1/16th to Mrs. Joaquina Barreto,
- (m) 1/16th to Mr. Lourenco Almeida and his wife, Antoneta Almeida,
- (n) 1/8th to Mrs. Felicidade Soares alias Filsu Soares and her husband, Martinho Pereira,
- (o) 1/8th Mr. Joao Benecio Soares and his wife, Luiza Costa;

AND WHEREAS vide Deed of Sale dated 15/10/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under




...7/-



Registration No.5106 at pages 92 to 111, of Book No.I, Volume No.2684, dated 23/10/2007, the said Manuelina Dias, Filipina Barreto, Francisca Barreto and her husband, Rosario Miranda sold all their share and right in the said property to THE VENDOR No.1, totally equivalent to 5/24th share in the property;

AND WHEREAS vide Deed of Sale dated 15/11/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No.1278 at pages 280 to 303, of Book No.I, Volume No.2863, dated 4/3/2008, the said Rosalina Barreto e Tavares, David Tavares, Joao Tavares, Joaquina Barreto e Almeida, Lourenco Almeida and his wife, Antoneta Miranda Almeida sold all their share and right in the said property to THE VENDOR No.1, totally equivalent to 8/32th share in the property;

AND WHEREAS vide Deed of Sale dated 20/8/2007, registered in the Office of the Sub-

...8/-



Registrar of Salcete, at Margao, under Registration No.1276 at pages 250 to 262, of Book No.I, Volume No.2863, dated 4/3/2008, the said Joao Benicio Soares and his wife, Luiza Costa sold all their 1/8th share and right in the said property to THE VENDOR No.1;

AND WHEREAS vide Deed of Sale dated 19/3/2008, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No.1746 at pages 190 to 207, of Book No.I, Volume No.2900, dated 28/3/2008, the said Remetina Pango alias Remediana D'Souza, Martino D'Souza and Anthony D'Souza sold all their share and right in the said property to THE VENDOR No.1, totally equivalent to 5/24th share in the property;

AND WHEREAS vide Deed of Sale dated 20/8/2007, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No.1277 at pages 263 to 279, of Book No.I, Volume No.2863, dated 4/3/2008,

...9/-

the said Felicidade Soares Pereira and her husband Martinho Pereira sold all their 1/8th share and right in the said property to THE VENDOR No.1;

AND WHEREAS vide Deed of Sale dated 2/5/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No. MGO-BK1-02123, CD No. MGOD76 dated 2/5/2014, the said Ms. Sebastiana D'Souza and Master Sefton Barreto sold all their share and right in the said property to THE VENDOR No.1, totally equivalent to 1/12th share in the property;

AND WHEREAS THE VENDORS are thereof the absolute and exclusive owners of the said property described in the SCHEDULE below;

AND WHEREAS THE VENDORS have has offered to sell to THE PURCHASERS and THE PURCHASERS have agreed to purchase the said property fully described in the

...10/-





- 10 -

SCHEDULE below, for a consideration of Rs.61,00,000/- (Rupees Sixty One Lakhs Only), free from all encumbrances or charges;

AND WHEREAS THE VENDORS are herein represented by their duly constituted Attorney, their brother/brother-in-law, Shri. Shaikh Ahmed, son of Shaikh Abdul Shakoor, aged 25 years, businessman, married, Indian National, resident at Bungalow No.8, Ahmed Manzil, Dream House Complex, Chandrawado, Fatorda, Salcete, Goa, by virtue of General Power of Attorney dated 13/9/2011, executed before the Notary, Menino Fernandes, under registration No.16302/11 read with Power of Attorney dated 21/6/2016, executed before the Notary, Rajendra G, Raut Dessai, under Registration No.24221/16;

AND WHEREAS the Partner No.1 of THE PURCHASERS is herein represented by his duly constituted Attorney, his brother, the Partner No. 2 of THE PURCHASERS, Shri. Shaikh Abdul Kadar, above-named

 ...11/-

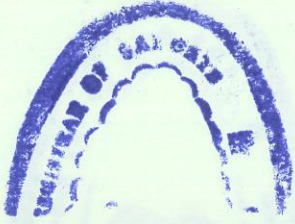
by virtue of General Power of Attorney dated 23/11/2015, executed before the Notary, Surexa P. Lotlecar, at Margao, under Registration No.16429/2015;

NOW THEREFORE THIS DEED
WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of Rs.61,00,000/- (Rupees Sixty One Lakhs Only), partly paid by THE PURCHASERS to THE VENDOR and partly set off as mentioned in Clause 2 below (for which amount THE VENDORS do hereby grant full discharge), THE VENDORS do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS the said property surveyed under Chalta No.16-A of P.T. Sheet No. 11 of Margao City, admeasuring 475 sq.mts., fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;



...12/-



- 12 -

2. The said consideration of Rs.61,00,000/- (Rupees Sixty One Lakhs Only) is partly paid and partly set off as follows:

(a)Rs.3,00,000/- paid by THE PURCHASERS to THE VENDORS vide Cheque bearing No.000664, dated 28/11/2013, drawn on the Bank of Baroda, Margao Branch,

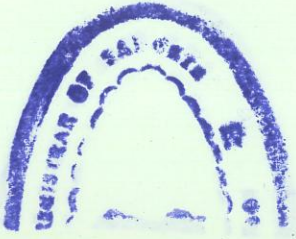
(b)Rs.6,00,000/- paid by THE PURCHASERS to THE VENDORS vide Cheque bearing No.000755, dated 27/12/2013, drawn on the Bank of Baroda, Margao Branch,

(c)Rs.4,00,000/- paid by THE PURCHASERS to THE VENDORS vide Cheque bearing No.000744, dated 24/1/2014, drawn on the Bank of Baroda, Margao Branch,

(d)Rs.7,00,000/- paid by THE PURCHASERS to THE VENDORS vide RTGS Transfer bearing No.CBINH14106302091, dated 16/4/2014, from the Central Bank of India Margao Branch,




...13/-



- 13 -

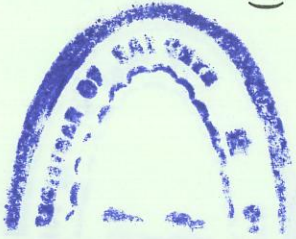
(e) Rs.5,00,000/- paid by THE PURCHASERS to THE VENDORS vide RTGS Transfer bearing No.1006112120000, dated 9/1/2015, from the Goa State Co-operative Bank Ltd.,

(f) Rs.20,15,000/- is set off by THE VENDORS towards the consideration payable by THE VENDORS to THE PURCHASERS towards the purchase of a Flat bearing No.403 admeasuring 125.88 sq.mts. of super built-up area situated on the Fourth Floor of Building "IMPERIAL AVENUE", which Flat THE PURCHASERS have agreed to sell to THE VENDORS;

(g) Rs.15,24,000/- is set off by THE VENDORS towards the consideration payable by THE VENDORS to THE PURCHASERS towards the purchase of a Shop bearing No.11 admeasuring 29.86 sq.mts. of super built-up area situated on the Ground Floor of Building "MARGAO TRADE CENTRE", which Shop THE PURCHASERS have agreed to sell to THE VENDORS;

...14/-

 10007



- 14 -

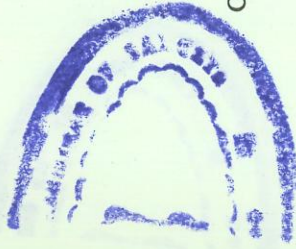
(h) Rs.61,000/- has been deposited by THE PURCHASERS with the Income Tax Department towards tax deductible at source;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.61,00,000/- (Rupees Sixty One Lakhs Only);

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

- a) That the title of THE VENDORS in the property hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;

...15/-



- 15 -

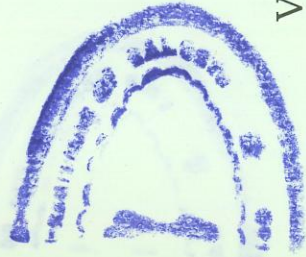
c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the property hereby sold to them;

d) That in the event THE PURCHASERS are ever dispossessed from the property hereby sold or any part thereof, BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDOR, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

4. THE VENDORS hereby give their requisite consent/NOC to THE PURCHASERS to delete the name of THE VENDOR No.1 and mutate the name of THE PURCHASERS in the Survey Records in respect of Chalta No.16-A of P.T. Sheet No.11 of Margao City;

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE

...16/-



- 16 -

VENDORS do hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT PROPERTY designated as "PLOT No.8" of the property known as "BALIBATA", or "XIRA", situated at Chondrovaddo, Fatorda of Salcete Taluka and Sub-District, District of South Goa, State of Goa, within the limits of the Margao Municipal Council, which whole property is described in the Land Registration Office under No. 32597 and is enrolled in the Land Revenue Office under Matriz Nos. 1971 and 1984, and which plot is now surveyed under Chalta No.16 A of P.T. Sheet No.11 and is BOUNDED on the EAST by the footpath of one

...17/-



- 17 -

and a half metre, on the WEST by Chalta No.2 of P.T. Sheet No.11, on the NORTH by Plot No.7 of the bigger property which was sold to Caetano Barreto, and on the SOUTH by the public road. The said plot admeasures 475 sq. mts. (four hundred seventy five square metres).

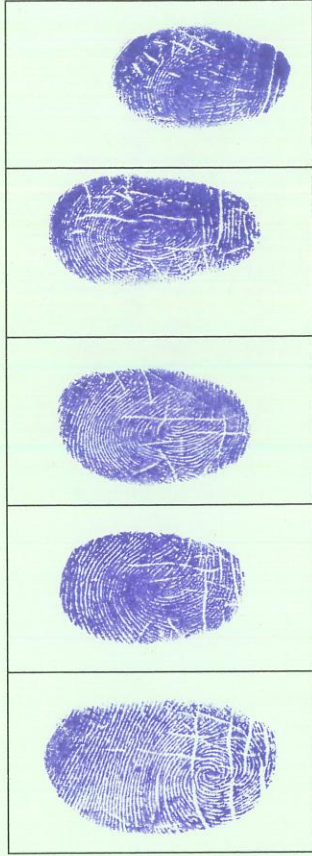
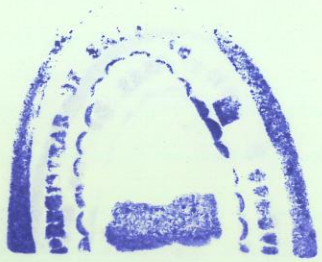
IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto has set and affixed their signatures, finger prints and photographs in the presence of Witnesses.

THE VENDORS, herein represented by their duly constituted Attorney:



(Shri. SHAIKH AHMED)

...18/-



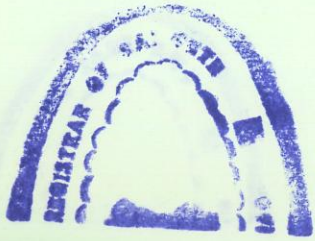
(Right hand finger impressions of Shri. SHAIKH AHMED)



(Left hand finger impressions of Shri. SHAIKH AHMED)

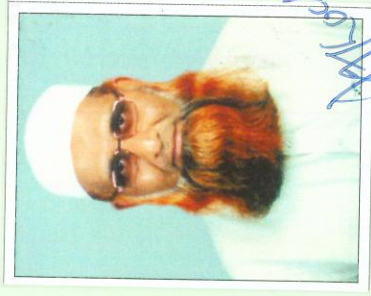
...19/-

Signature



- 19 -

THE PURCHASERS,
GREEN VALLEY
REALTORS, herein
represented by its
Partners:



Shri. Shaikh Abdul Kadar

2. (Shri. SHAIKH ABDUL
KADAR, for self and as
the duly constituted
Attorney of the Partner
No.1 of
THE
PURCHASERS)



(Right hand finger impressions of Shri.
SHAIKH ABDUL KADAR)

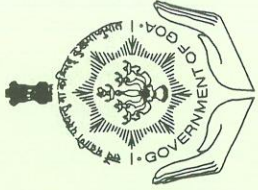
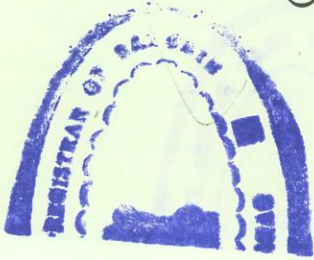


(Left hand finger impressions of Shri. SHAIKH
ABDUL KADAR)

WITNESSES:

1. *Uy* (Gersen Vay
Wagaz Goo)
2. *Husein 2i Kimya*
Cunio/im Goo

Shri. Shaikh Abdul Kadar

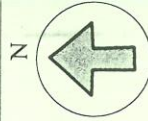


GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

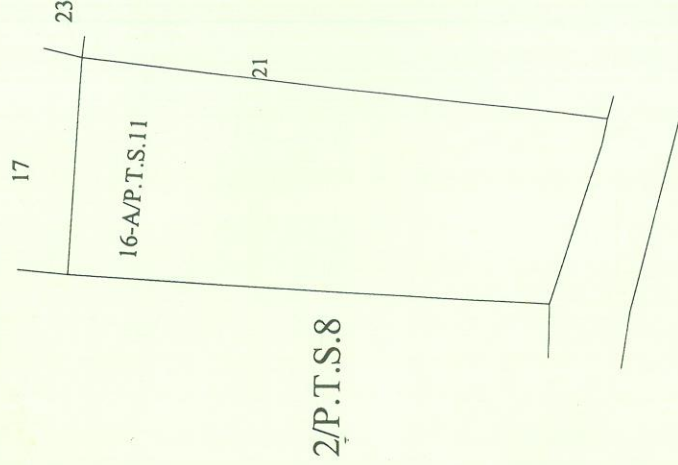
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.11 / Chalta No.16-A
Scale :1:500


5/2/14

I. S. & L. R., Margao




Generated By : DILIP NAIK
On : 05-02-2014


Inspector


Compared By:

REG_1_47655_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date : 30-03-2017 01:24:25 PM

Document Serial Number : 4439

Presented at 01:12:00 PM on 30-03-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	183000.00
2	Processing Fees	550.00
	Total :	183550.00

Stamp Duty Required: 244000.00 Stamp Duty Paid: 244000.00

Shaikh Abdul Kadar presenter

Name	Photo	Thumb Impression	Signature
Shaikh Abdul Kadar ,s/o. late Shaikh Abdul Gaffar , Married, Indian, age 52 Years, Business, r/o Benaulim Salcete Goa for self as the Purchaser Partner of the Green Valley Realtors & as the POA for the Partner No.1 by virtue of POA dated 23/11/2015 executed before Notary Surexa P. Lotlicar under No.16429/15 at margao			

Endorsements

Executant

1 . Mr. Shaikh Ahmed, s/o Mr Shaikh Abdul Shakoor, Married, Indian, age 25 Years, Business, r/o Bungalow No.8 Ahmed Manzil Dream House Complex Chandrawaddo Fatorda Goa As Power of attorney for confirming Party by virtue of POA dated 13/09/2011 executed before Notary Menino Fernandes under No.16302/11 at Margao, Read with POA dated 21/06/2016 executed before Notary Rajendra G. Raut Dessai under No.24221/16.

Photo	Thumb Impression	Signature
		

2 . Shaikh Abdul Kadar , s/o. late Shaikh Abdul Gaffar, Married, Indian, age 52 Years, Business, r/o Benaulim Salcete Goa for self as the Purchaser Partner of the Green Valley Realtors & as the POA for the Partner No.1 by virtue of POA dated 23/11/2015 executed before Notary Surexa P. Lotlicar under No.16429/15 at margao

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o. Teofilo Vas, Married, Indian, age 46 Years, Advocate, r/o R/o. Margao, Salcete, Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub Registrar
CIVIL REGISTAR
- CUM -
SUB-REGISTRAR
SALCETE

Book-1 Document

Registration Number MGO-BK1-01424-2017

CD Number MGOD110 on

Date 30-03-2017

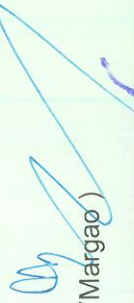
Sub-Registrar (Salcete/Margao)

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Signature:-

Designed and Developed by C-DAC, ACTS, Pune




SUB-REGISTRAR
SALCETE
MARGAO