

(Rupees Fifty Nine thousand three hundred only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 602
D-5/STPMV/C.R./35/33/2011-RD

भारत 02429

NON JUDICIAL गोंय

105284

JAN 20 2014



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Rs 0059300/- PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: ADAM JUMMA.

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CERTIFIED TRUE COPY

Adam Abdul jumma A. Jumma.



DEED OF SALE

...2/-

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This DEED OF SALE is made and executed at VASCO DA GAMA, GOA on this 20th day of January of the year Two Thousand Fourteen (20.01.2014)

BY AND BETWEEN

1. **MR. BHANUDAS SHANTARAM REDKAR**, son of late Shri. Shantaram Redkar, aged about 77 years, Pan Card No. BDSPR9647A, landlord, and his wife 1A. **MRS. BHANUMATI BHANUDAS REDKAR**, daughter of Mr. Mahadev Dhakorkar, housewife, aged about 65 years, Pan Card No. BDSPR9648R both residents of H.No.19 Belabaim, Vasco da Gama, Goa hereinafter jointly referred to as the "VENDORS" (which expression shall mean and include their respective heirs, representatives, successors and assigns) of the FIRST PART.

2. **AMAN BUILDERS & DEVELOPERS**, a proprietorship concern of MR. ADAM ABDUL JUMMA, son of Mr. Abdul Jumma, with PAN Card No. ADRPJ6675L, aged about 46 years, businessman, having his office at Shop No. 4, Karma Empress Building, Next to KTC Bus Stand, Vasco da Gama, Goa hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs representatives, nominees, administrators and assigns) of the SECOND PART.

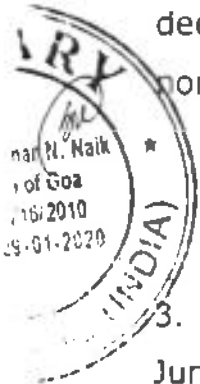
AND

3. **MRS. ARZOO ADAM JUMMA**, wife of Mr. Adam Abdul Jumma, aged about 40 years, businesswoman, with PAN Card No. ADRPJ6674M, resident of 108, Near Baina Church, Vasco da Gama, Goa hereinafter called as the "CONFIRMING PARTY"

[Signature]

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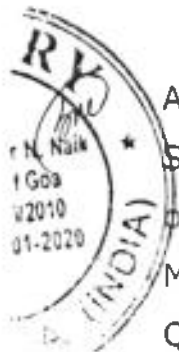
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(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her legal heirs representatives, nominees, administrators and assigns) of the THIRD PART.

All the above parties are Indian Nationals.

WHEREAS the VENDORS have represented that they are the absolute, sole and exclusive owners-in-possession of ALL THAT fully developed, exclusive and independent property known as 'MUXELEM' or 'MUCHILEM' or 'LOTE NUMBER 933' situated at Mestawada, Vasco da Gama, Goa within the limits of Mormugao Municipal Council, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described at the 'Conservatoria do Registo Predial' of the Comarca of Salcete under No. 29670 of Book B number 76 of new series and enrolled in the Taluka Revenue Office of Mormugao under Matriz No. 828 surveyed under Chalta No. 28 of P. T. Sheet No. 119 of Vasco City totally admeasuring an area of 1496.00 (One Thousand Four Hundred Ninety Six) square metres alongwith old existing house and well therein which for brevity sake jointly hereinafter referred to as the "SAID PLOT" which plot is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE written hereunder.



AND WHEREAS the SAID PLOT was purchased by Mr. Bhanudas Shantaram Redcar alias Bhanudas Redkar from its earlier owner Mr. Mohan Bandekar and his wife Mrs. Mradulabai Manmohan Bandekar vide Deed of Purchase and Sale with Quittance dated 28.06.1954 and accordingly the SAID PLOT is seen inscribed in favour of said Mr. Bhanudas Shantaram Redcar besides even the corresponding Land Revenue Record

Bhanudas Redkar

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being Matriz Certificate wherein the name of the said Mr. Bhanudas Shantaram Redkar's name is also seen enrolled.

AND WHEREAS in consonance with the aforesaid documents, even the Land Records including Form 'D' of the SAID PLOT wherein the name of said Mr. Bhanudas Redkar's name is seen recorded in the column 'Holders in the origin of the title' who is thus the owner of the SAID PLOT.

AND WHEREAS the aforesaid PURCHASER through his Advocate, Mr. A. Suresh Rao published the public notice dated 09.11.2012 in the local newspaper namely in 'The Navhind Times' – a English Inviting objections, if any from general public for the purchase of the SAID PLOT and for not having received any objection from the general public based on the representation of the VENDORS, the PURCHASER has agreed to purchase the SAID PLOT.

AND WHEREAS the VENDORS have agreed to sell, transfer, assign and convey and the PURCHASER have agreed to purchase the SAID PLOT being surveyed under Chalta No. 28 of P. T. Sheet No. 119 of Vasco City totally admeasuring an area of 1496.00 (One Thousand Four Hundred Ninety Six) square metres alongwith old existing house and well therein which plot is better shown and delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE written hereunder for the total price consideration of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs only).

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:



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1. That In consideration of the sum of Rs. 99,00,000/- (Rupees Ninety Nine Lakhs only) being the entire consideration agreed upon and paid by the PURCHASER to the aforesaid VENDORS vide following Instrument/s:

- a. Cheque bearing No. 001155 drawn on Bank of Maharashtra, Vasco da Gama Branch for Rs. 25,00,000/-
- b. Cheque bearing No. 021040 drawn on Bank of Maharashtra, Vasco da Gama Branch for Rs. 9,76,000/-
- c. Cash paid to the VENDORS of Rs. 1,24,000/- from time to time
- d. For the balance price consideration of Rs. 63,00,000/-, the PURCHASER shall handover in kind three flats of which two bearing No. 501 and 503 situated on the Fifth Floor in the building named 'AMAN'S FORTUNE' constructed in the property known as 'Malnalem' situated at Mangor Hill, Vasco da Gama, Goa surveyed under Chalta No. 121 of P T Sheet no 121 (part) of City Survey Vasco da Gama and the third one bearing Flat No. 202 situated on the second floor in the building known as 'AMAN's VIVENDA GOES' constructed in the property being Plot No. 1 and 2 situated at Mangor Hill, Vasco da Gama, Goa surveyed under Chalta Nos. 25 to 30 of P. T. Sheet No. 157 of Vasco City vide Agreement for Construction cum Sale dated 23.10.2013 registered under Book- 1 Document Registration No. MOR-BK1-01547-2013 CD No. MORD1 dated 29.10.2013 on ownership basis for which separate conveyance/sale deed shall be executed in favour of the PURCHASER.



(the receipt of the entire price consideration for the SAID PLOT being Rs. 99,00,000/- as aforesaid, the VENDORS hereby jointly and severally admit and acknowledge and give full discharge of the same to the PURCHASER), and accordingly the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER ALL THAT the SAID PLOT situated at Mestawada, Vasco da Gama, Goa within the

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limits of Mormugao Municipal Council, Taluka and Sub District of Mormugao, District of South Goa, State of Goa surveyed under Chalta No. 28 of P. T. Sheet No. 119 of Vasco City totally admeasuring an area of 1496.00 (One Thousand Four Hundred Ninety Six) square metres alongwith old existing house and well therein which plot is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE written hereunder and accordingly deliver the possession of the same unto and in favour of the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong to the SAID PLOT.

2. The VENDORS and their respective heirs, executors and administrators covenant with, assure and declare unto the PURCHASER their successors and assigns:

(a) THAT the VENDORS have absolute and lawful right with peaceful enjoyment with clear, absolute and marketable title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever with clear marketable title thereto and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS, well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges,

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improvements and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the VENDORS have put the PURCHASER in exclusive possession of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter are entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as its absolute owners without any claim or demand whatsoever from the VENDORS or any other person whomsoever claiming by, from, under or in trust for the them including to carry out development/improvement thereon.

(e) THAT all the rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDORS and no amount is in arrears towards same upto date.

(f) THAT the VENDORS as the case may be shall by themselves or cause through such necessary parties, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the names of the PURCHASER in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The VENDORS do hereby declare:

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a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

e. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDORS hereby convey their absolute no objection for the Inclusion of the names of the PURCHASER in the Survey Records including Form I and XIV, to cause mutation and such steps as may be required, so as to record the SAID PLOT in the name of the PURCHASER.

4. The CONFIRMING PARTY hereby confirm, approve and endorse this deed.

5. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be

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presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

6. The consideration in this deed being Rs. 99,00,000/- (Rupees Ninety Nine Lakhs only) is the fair market value of the SAID PLOT.

7. The aforesaid parties hereto had entered into an Agreement dated 20.09.2013 registered before the Sub Registrar of Mormugao under No. MOR-BK1-01439-2013 Book-1 Document under CD Number MORd1 on dated 01.10.2013 and the stamp duty on which the aforesaid agreement was embossed was Rs. 2,87,200/- bear serial No. 174280 being 2.9 per cent and accordingly the total of Rs. 2,87,200/- is reduced from the total stamp paper amount of Rs. 3,46,500/- as per Order under No. 35/4/2003-RD dated 06.09.2006 and thus this deed is executed embossed on the stamp of Rs. 59,300/-.

SCHEDULE

ALL THAT fully developed, exclusive and independent property known as 'MUXELEM' or 'MUCHILEM' or 'LOTE NUMBER 933' situated at Mestawada, Vasco da Gama, Goa within the limits of Mormugao Municipal Council, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described at the 'Conservatoria do Registo Predial' of the Comarca of Salcete under No. 29670 of Book B number 76 of new series and enrolled in the Taluka Revenue Office of Mormugao under Matriz No. 828 surveyed under Chalta No. 28 of P. T. Sheet No. 119 of Vasco City totally admeasuring an area of 1496.00 (One



Deed

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Thousand Four Hundred Ninety Six) square metres alongwith old existing house and well therein which plot is better shown delineated in red boundary line in the plan annexed hereto and bounded as under:

On the North: By the property under Chalta Nos. 13 and 21 of P. T. Sheet No. 119

On the South: Chalta No. 40 of P. T. Sheet No. 132

On the East :By the property under Chalta No. 3 of P. T. Sheet No. 119

On the West: By the property under Chalta No. 5 of P. T. Sheet No. 119

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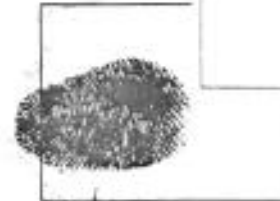
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE
PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE
DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
the OWNERS
MR. BHANUDAS SHANTARAM REDKAR

Ble

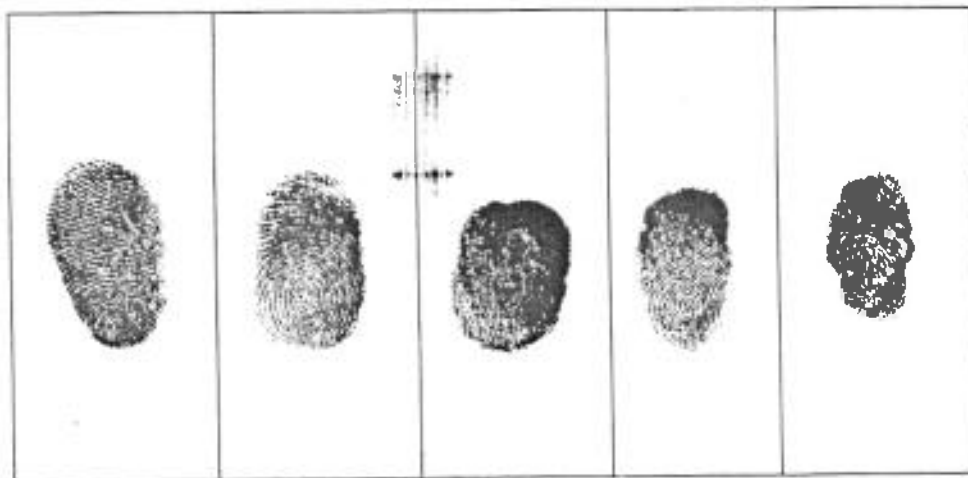


L.H.T.I.

Bedkar



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



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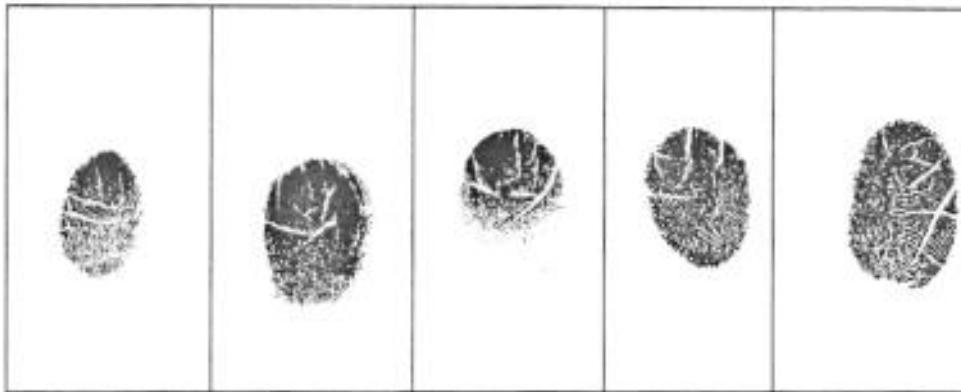
MRS. BHANUMATI BHANUDAS REDKAR



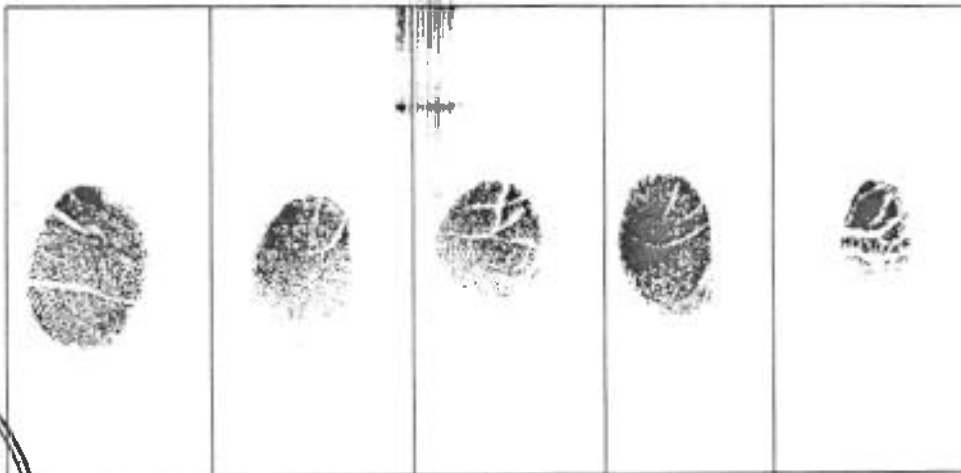
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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



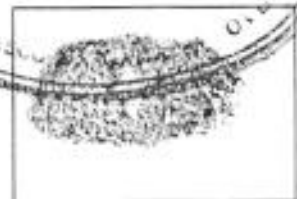
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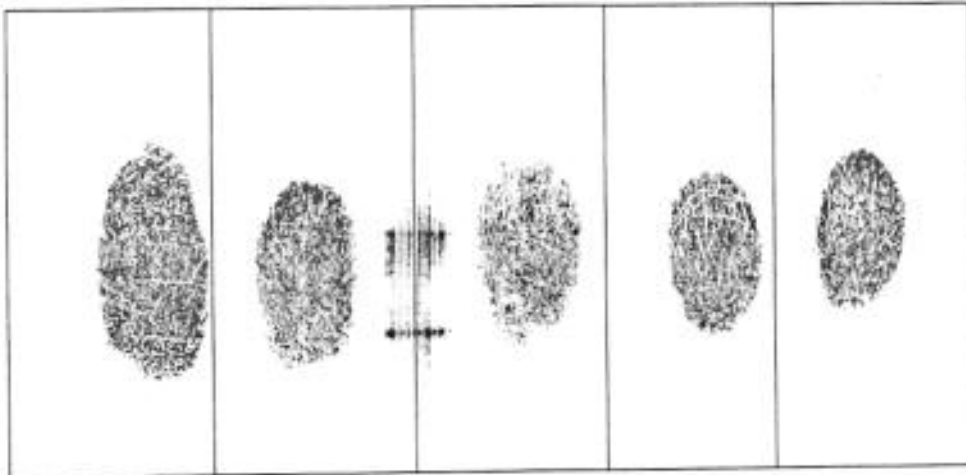
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A A Jume

SIGNED, SEALED AND DELIVERED
by the PURCHASER-CUM-DEVELOPER
AMAN BUILDERS & DEVELOPERS,
proprietorship concern of
MR. ADAM ABDUL JUMMA

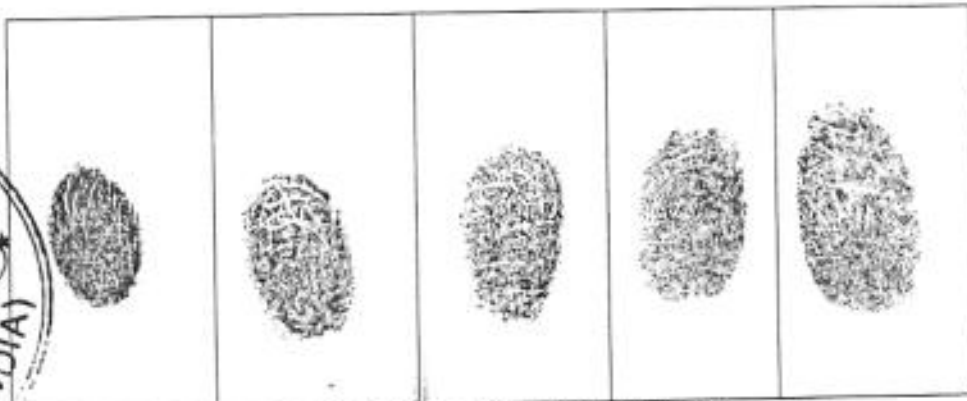
AA Jumma



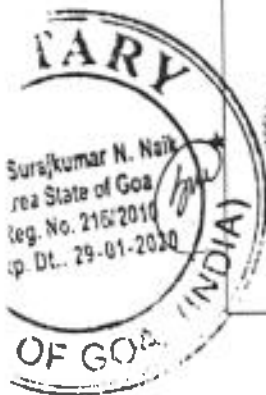
L.H.T.I.



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



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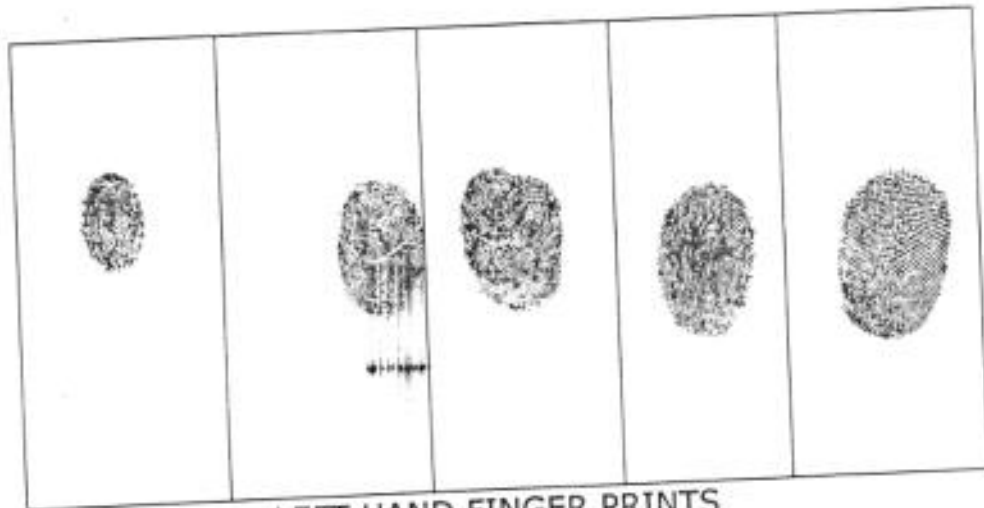
SIGNED, SEALED AND DELIVERED
by the CONFIRMING PARTY
MRS. ARZOO ADAM JUMMA

A A J



L.H.T.I.

A A Jumma



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



WITNESSES:-

1. Dishika Bhorale

Bhorale

2. Mac Millan Quadros

Beal

मानुमति भादरा २३५२

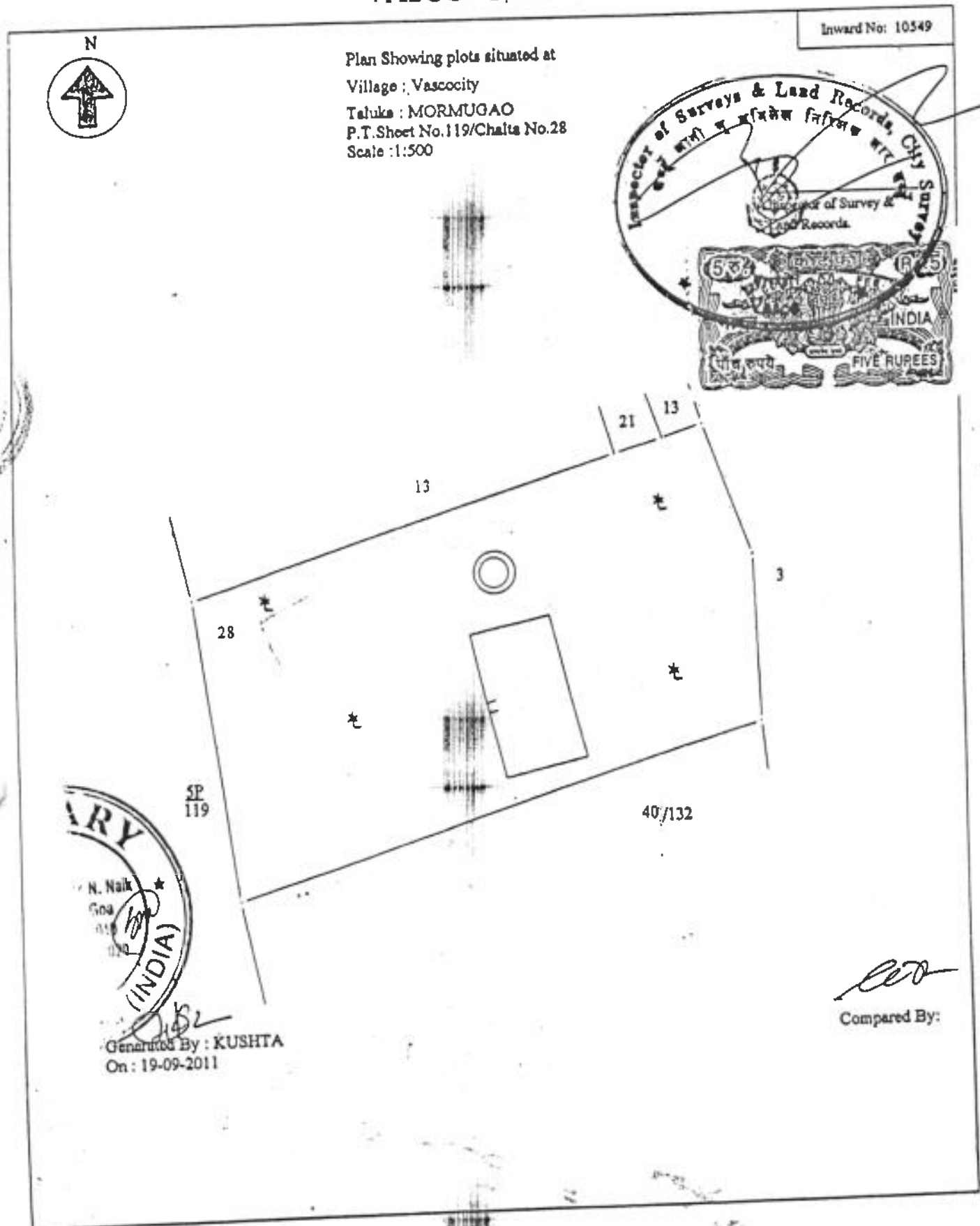
Mac Millan

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GOVERNMENT OF GOA
Inspector of Survey and Land Records
VASCO -GOA



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A A Juma

Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 21-01-2014 12:17:50 PM

Document Serial Number : 134


Presented at 10:42:00 AM on 21-01-2014 in the office of the Sub-Registrar (Mormugao) At the time of presentation, the following:

Sr. No	Description	Rs. Ps.
1	Registration Fee	297000.00
2	Processing Fees	180.00
	Total :	297180.00

Stamp Duty Required: 59300.00

Stamp Duty Paid: 59300.00




Mr Adam Abdul Jumma presenter

Name	Photo	Thumb Impression	Signature
Mr Adam Abdul Jumma, s/o Mr Abdul Jumma, Married, Indian, age 46 Years, Business, r/o Vasco da Gama As a proprietor of Aman Builders & Developers having its office at Shop No.4, Karma Empress Building, Next to KTC Bus Stand, Vasco da Gama,			

Indorsement

Executant

1. Mrs. Arjoo Adam Jumma, W/o Mr. Adam Abdul Jumma, Married, Indian, age 40 Years, Business, r/o Vasco da Gama, Baina Church, Vasco da Gama, Goa.

Photo	Thumb Impression	Signature
		





2. Mr. Bhanudas Shantaram Redkar, S/o Late S. Shantaram Redkar, Married, Indian, age 75 Years, landlord, r/o H.No.19, Belabaim, Vasco da Gama, Goa.

Photo	Thumb Impression	Signature
		

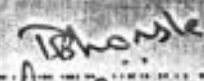
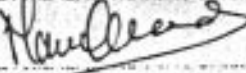
3. Mrs. Bhanumati Bhanudas Redkar, D/o Mr. Mahadev Dharkar, Married, Indian, age 65 Years, Housewife, r/o H.No.19, Belabaim, Vasco da Gama, Goa.

Photo	Thumb Impression	Signature
		भानुमति रेडकर

4. Mr. Adam Abdul Jumma, s/o Mr Abdul Jumma, Married, Indian, age 46 Years, Business, r/o H.No.4, Bus Stand, Vasco da Gama, Goa. proprietor of Aman Builders & Developers having its office at H.No.4, Marina Empress Building, Near Bank of India Bus Stand, Vasco da Gama,

Photo	Thumb Impression	Signature
		AA Jumma

Identification

Sr No.	Witness Details	Signature
1	Dishika Darshan Bhonsle, W/o Darshan Bhonsle, Married, Indian, age 25 Years, Service, r/o H.No.E-83, Housing Board Colony, New Vaddem, Vasco da Gama, Goa.	
2	Macmillan Quadros, S/o Mario Quadros, Married, Indian, age 43 Years, Business, r/o Montipio Police Quater, Vasco - Goa	

centender
21/1/2020
Sub-Registrar
MORMUGAO



Book-1 Docum
Registration Number MCR BK]-00134-2014
CD Number MOR03 01
Date 21-01-2014

comendes
21/1/2014
Sub-Registrar (Mcr) ao)

Scanned By -

manuel vales

Signature -

[Signature]

Designed and Developed by C-DAC, ACTS, Pune



[Signature]
Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Ph.: 9423310194, 9960366967

Date : 22-06-2015
Reg. No. 6124-2015

