

Receipt



Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 08-May-2024 12:32:28
Date of Receipt: 08-May-2024

Receipt No : 2024-25/2/989
Serial No. of the Document : 2024-MGO-2391
Nature of, Document : **Conveyance - 22**
Received the following amounts from **NOOR AHMAD SHAH BYAHATTI** for Registration of above Document in Book-1 for the year 2024

Registration Fee	1	E-Challan(Online fee)	• Challan Number : 202400304354 • CIN Number : 1948475	
Processing Fee	1	E-Challan(Online fee)	• Challan Number : 202400304354 • CIN Number : 1948475	
Total Paid	1	Rupees		ly)

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :

Signature of the Presenter

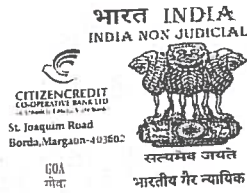
Specimen Signature of the Person Authorized
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **08-May-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar

(Rupees:- Two Lakh Fifty Two Thousand only)

Phone No: 9764848234
Sold To/Issued To:
Noor Ahmad Shah Byah
For Whom/ID Proof:
ANBPB7030R



APR-20-2024 12:51:14

₹ ZERO 1
0/- RO ZERO
Other
38152481713617474378-00009473
3815248 35/02/04/2021-RD1

Name of Purchaser: Noor Ahmad Shah Byahatti

For CITIZEN CREDIT CO-OP. BANK LTD.



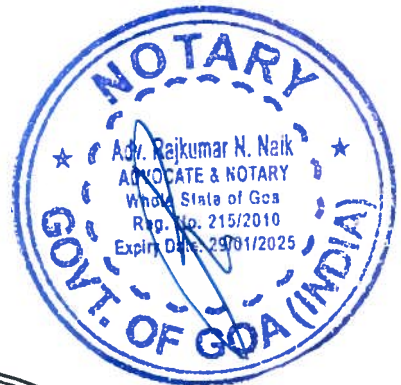
Jequeira
Authorized Signatory

2391/24
08/05/2024

CERTIFIED TRUE COPY



[Signature]



DEED OF SALE

CMascarenhas

[Signature]



THIS DEED OF SALE is made at Salcete, Margao Goa on this 20th Day of April 2024.

BETWEEN

1. MR. CRUZ MASCARENHAS alias CRUZ AMBROSIO MASCARENHAS, S/o. Mr. Eutoqiano Domingos Francisco Mascarenhas, Married, Age 57 years, Occupation service, Indian National, Pan card no. , Adhar card no.

R/o. H. no. 52 , Davorlim, Salcete, Navelim, Salcete, Goa, 403 707, and his wife



MRS. ZENIA MASCARENHAS , D/o. Mr. Diniz Miguel , Age years, Married, Housewife, Indian National, Pan card no. , Adhar card no R/o. H. no. 52 , Davorlim, Salcete, Navelim, Salcete, Goa, 403 707,

MRS. ZENIA MASCARENHAS is represented by Attorney MR. CRUZ MASCARENHAS , vide Power of Attorney dated 29-05-2008, registered before Notary Adv. Vidhya Shet, registration no. 25902/08 dated 29-05-2008 hereinafter called "THE VENDORS" (which expression shall, wherever the context required and unless repugnant to its meaning, be deemed to man and include their heirs, executors administrators, assigns and legal representatives), OF THE FIRST PART;

AND

MR. NOOR AHMAD SHAH BYAHATTI, S/o. Mr. Babajan Byahatti , Age 37 years, Married, Indian National, Occupation Business, Adhar card no.), Pan card no. R, R/o. H. No. EWS-87, Housing Board , near Gouri Redio, rumdamol, Davorlim, South Goa, 403 707, Phone no , hereinafter referred to as "THE PURCHASER". (which expression shall include his successors in title assigns and legal representatives) OF THE SECOND PART;

Mascarenhas

[Signature]



WHEREAS vide Deed of Gift with Acceptance dated 08-07-1970, registered before Sub-Registrar of Mormugao under Registration no. 830 at pages 43 to 90 at Book I, Volume no. 66 date 18-07-1970 Shri Jose Antonio Mascarenhas and Maria Joana Ligorinho D Souza gifted the 5/6 of the property known as BENQUICHEM MORDI or QUTUBONA consisting in land of the cultivation of palm trees and of the cultivation of paddy field with field of MORODE is situated at Village of Davorlim, District of Goa and sub district of Salcete, bounded on East with the property belonging to the Rafael Rodrigues known as BENQUICHI MORDI , on the West with Land known as Molla of Comunidade , on North with top of hill belonging to the said Comunidade of Davorlim and South by pond of the said Comunidade described in the Conservatoria dos Registone de Salcete under no 1127 of Book no B6 on pages 131 reverse of old series and registered in the Land Revenue roll under no . 141, 130 and 260 to Shri Climaco Antonio Harculano Mascarenhas , Domingos Francisco Eutoquiono Luciano Mascarenhas and Joao Agnelo Joao Mascarenhas.



AND WHEREAS Vide Deed of Partition amongst the Family Members dated 04-11-1985 registered before the Sub-Registrar of Salcete under Registration no. 1608 at pages 51 to 73, Book No. I, Volume no. 349 date 27-11-1985 the property known as BENQUICHEM MORDI or QUTUBONA consisting in land of the cultivation of palm trees and of the cultivation of paddy field with field of MORODE is situated at Village of Davorlim, District of Goa and sub district of Salcete was allotted to Domingos Francisco Eutoquiono Luciano Mascarenhas.

AND WHEREAS Domingos Francisco Eutoquiono Luciano Mascarenhas obtained Sanad ref no SDO/Sal/CONV-207/94/1605 date 25-07-1995 issued by the Office of the Sub Divisional Office (Dy. Collector), Margao, Goa.

C Mascarenhas

[Signature]



AND WHEREAS Mr. Domingos Francisco Eutoquiono Luciano Mascarenhas and his wife Mrs. Ema Filomena Mascarenhas expired leaving behind one son namely (a) Mr. Cruz ambrozio Roque Marcelino Mascarenhas alias Cruz Mascarenhas married to Mrs. Zenia Mascarenhas and 3 daughters namely (b) Sr. Olga Conceicao Milenia Mascarenhas unmarried, (c) Mrs. Mable Julieta Emilia Mascarenhas married to Mr. Eifanio Remedios Barreto and (d) Mrs. Melita Xaverita Ida Costa married to Francisco D Costa.



AND WHEREAS By virtue of Deed of Assignment of Illiquid and undivided Rights to Inheritance and Declaration for Succession of heirs drawn on 15-04-2011 by Ex-officio Notary of Salcete and recorded at Folio 27 v to 29 of Book No. 1462 said daughters along with their husband relinquished their rights in the inheritance of said deceased under Article 2029 of Portuguese Civil code.

AND WHEREAS An Regular Inventory Proceeding no. 51/2014/I was filed before the Court of the 1st Additional Civil Judge Senior Division at Margao of the Estate Leaver Mr. Domingos Francisco Eutoquiono Luciano Mascarenhas and his wife Mrs. Ema Filomena Mascarenhas and Plot no. 2 admeasuring 311 sq. meter and Plot no. 7 admeasuring an area of 296 sq. meters were allotted to Mr. Cruz Ambrozio Roque Marcelino Mascarenhas alias Cruz Mascarenhas married to Mrs. Zenia Mascarenhas.

AND WHEREAS Mr. Cruz Ambrozio Roque Marcelino Mascarenhas alias Cruz Mascarenhas offered for sale Plot no. 2 admeasuring 311 sq. meter to Mr. Noor Ahmad Shah Byahatti for a total consideration of Rs. () (hs Only) and the same has been accepted by the Purchaser and both parties would like to bring down in writing as under;

CMascarenhas

[Signature]



NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS ;

1. That in consideration of the sum of Rs. _____)/- (Rupees _____ only) being the entire consideration agreed upon by the VENDORS to the PURCHASER towards the sale of the SAID PLOT more described in Schedule II .

2. That the Purchaser has paid a sum of Rs. _____ (Rupees ₹ _____ /) to the Vendors as under;

a. Rs. _____ (Rupees _____ Sixty Three Thousand Only) vide Challan no. 02059, dated 17-04-2024.

b. Rs. _____ (Rupees _____) vide Cheque bearing no. 314250 date 23-04-2024 drawn on Indian Overseas Bank, Davorlim branch

c. Rs. _____ (Rupees _____) vide _____ (Rupees _____) Thousand Only) paid by DD no. 180898 dated 06-05-2024, drawn on Indian Overseas Bank, Davorlim branch.

towards Full and Final payment towards the sale of the SAID PLOT more described in Schedule I.

3. The VENDORS further covenant with the PURCHASER to save them harmless , indemnify and keep them indemnified from or against all encumbrances , charges , damages, liens, claims, demands and equities whatsoever and at all times hereinafter at the request of the PURCHASER to execute , make or perfect or caused to be executed, made or perfected , all such acts , Deeds, things and assurances whatsoever for further and more perfectly assuring the plot as aforesaid , and every part thereof, UNTO AND TO THE USE OF THE PURCHASER as shall be reasonably required .

Chascani

[Signature]



4. That the Vendor covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges, defects and equities whatsoever and further covenant that if for any defect in title or otherwise of the Vendors, the said Purchaser is deprived in any way of the whole or any part of the SAID PLOT now sold to him, the vendors undertake to compensate totally or partially, as the case may be under the Transfer of Property Act in force.

5. The VENDORS hereby declare that they do not belong to Schedule Caste or Schedule Tribe Community.

6. The VENDORS do hereby further declare that they have no objections for competent transferring in the survey record of right with any other authorities either Governmental or semi governmental or private the name of the present purchaser in the record of rights being sole owner of the SAID PLOT.

7. The VENDORS has no objection for conducting mutation in the name of the PURCHASER and enter the name of the PURCHASER in the Occupants column in form I & XIV.

8. The VENDORS for themselves and their heirs, executors and administrators covenant with , assure and declare unto the PURCHASER , their heirs, administrators and assigns.

(a) THAT the VENDORS have in themselves whilst executing this Deed of Sale lawful right and absolute 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.

(c) That the vacant Possession of the SAID PLOT is delivered by the VENDORS to the PURCHASER.

C. Mascarenhas

[Signature]



9. The VENDORS do hereby declare:

- 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 or 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 form any Court of Law.



10. That the sale consideration of the said Plot is Rs. 63,00,000/- (Rupees Sixty Three Lakhs Only) and the Purchaser has paid a sum of Rs. 2,52,000/- (Rupees Two Lakhs Fifty Two Thousand Only) i.e. 4 % towards stamp duty.

CMascarenhas



SCHEDULE

All that Plot no. 2 admeasuring 311 sq. meter in Survey no 97 sub Division 3 situated at Davorlim, Salcete Goa and in the property known as BENQUICHEM MORDI or QUTUBONA with field of MORODE is situated at Village of Davorlim, District of Goa and sub district of Salcete, described in the Conservatoria dos Registone de Salcete under no 1127 of Book no B6 on pages 131 reverse of old series and registered in the Land Revenue roll under no . 141, 130 and 260 and is bounded as under



East : by Road

West : by Road

North : by remaining area of Survey No. 97

South : by remaining area of Survey No. 97 (Plot No. 3 and 6)

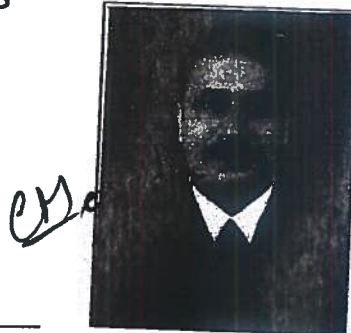
IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands on the day, the month and the year hereinabove mentioned.

EMascanha

[Signature]



SIGNED AND DELIVERED by the
Within named "THE VENDORS"

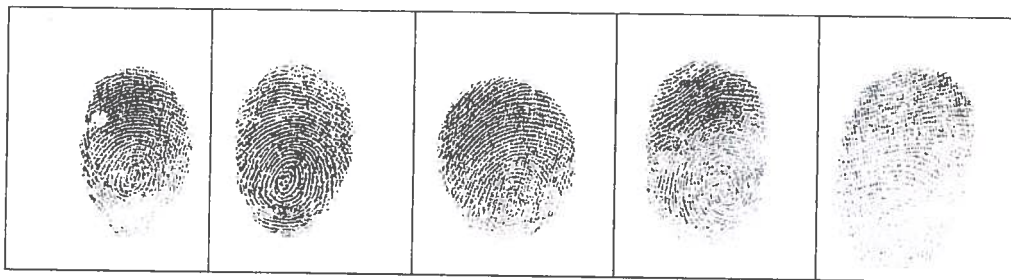


CMascarenhas
MR. CRUZ MASCARENHAS
alias CRUZ AMBROSIO MASCARENHAS

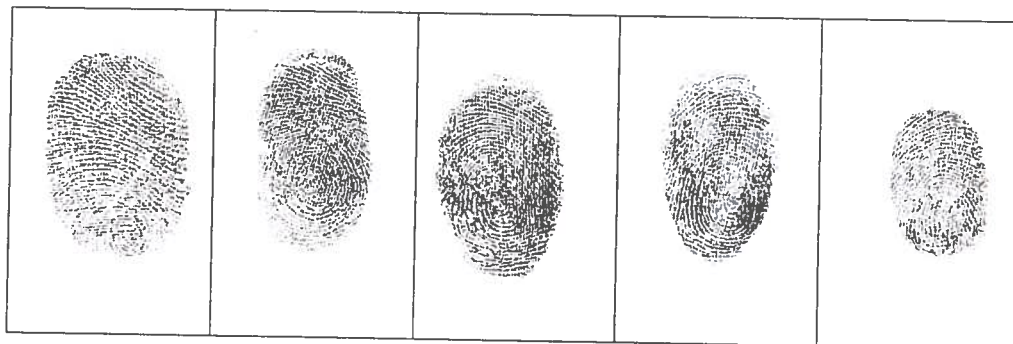


For self and as Attorney of
MRS. ZENIA MASCARENHAS

Left Hand Finger Prints:



Right Hand Finger Prints:

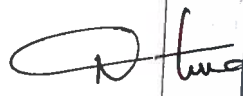


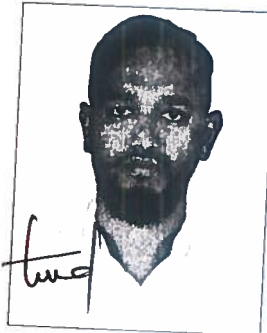
CMascarenhas



SIGNED AND DELIVERED by the
Within named "THE PURCHASER"







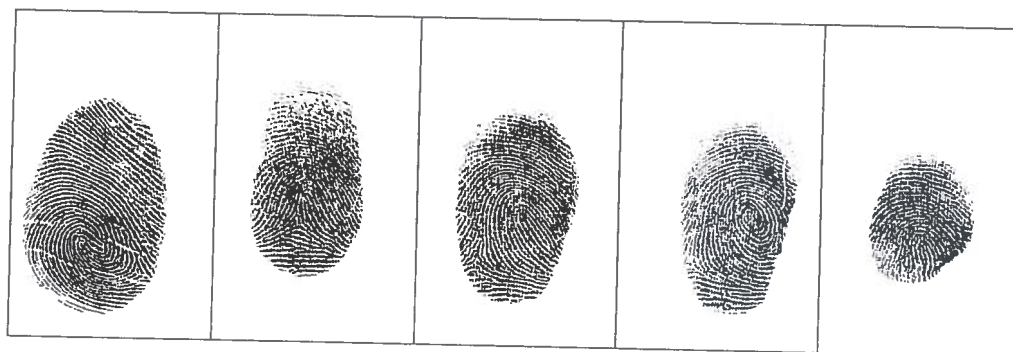
MR. NOOR AHMAD SHAH BYAHATTI



Left Hand Finger Prints:



Right Hand Finger Prints:



Witnesses:

1. Witness Mr. Dattatraya
2. Sahil Mr. Saico



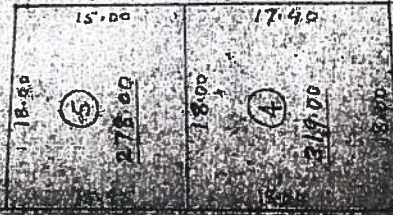






VILLAGE DAVORIM

SURVEY NO. 37/3



S. No. 47/38

Surveyed Vide Ref. No. 36/2-
By 21/8/95 and signed by
the 21/8/95/95/97/72-9
for 21/8/95/95/97/72-9
for 21/8/95/95/97/72-9
for 21/8/95/95/97/72-9



Please check letter No. 21/8/95 dated 21/8/95 regarding the plans.

21/8/95

Town & Country Planning Dept
Govt of Goa
Village Goa

PLAN SHOWING PROPOSED SUB

DIVISION FOR SURVEY NO 47/3

OF VILLAGE DAVORIM SATEITE

CHIEF

1500

1500

ENGINEER

C. N. REBELLO DIRECTOR
OFFICE OF THE REGISTRAR
GOA



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 08-May-2024 12:14:53 pm

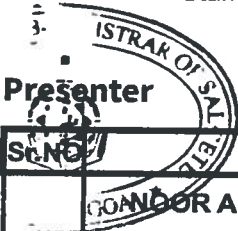
Document Serial Number :- 2024-MGO-2391

Presented at 12:12:14 pm on 08-May-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required : -

Stamp Duty Paid : :



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NOOR AHMAD SHAH BYAHATTI ,Father Name:BABA JAN BYAHATTI, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H no 52 Davorlim Salcete Navelim Goa, Address2 - , PAN No.: }			

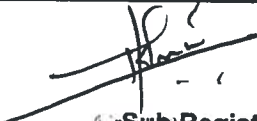
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CRUZ MASCARENHAS Alias CRUZ AMBROSIO MASCARENHAS , Father Name:EUTOQIANO DOMINGOS FRANCISCO MASCARENHAS, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Service, H no 52 Davorlim Salcete Navelim Goa, PAN No.: }			
2	CRUZ MASCARENHAS Alias CRUZ AMROSIO MASCARENHAS , Father Name:EUTOQUIANO DOMINGOS FRANCISCO MASCARENHAS, Age: 57, Marital Status: ,Gender:Male,Occupation: Service, H No. 52 Davorlim Salcete Navelim Goa, PAN No.: , as Power Of Attorney Holder for CRUZ MASCARENHAS Alias CRUZ AMBROSIO MASCARENHAS			
3	NOOR AHMAD SHAH BYAHATTI , Father Name:BABA JAN BYAHATTI, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, H no 52 Davorlim Salcete Navelim Goa, PAN No.: }			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAHIL MEHABUBSAB SAKLI, Age: 52, DOB: 1971-05-19 , Mobile: 9333333333, Email: , Occupation: Service , Marital status : Married , Address: 403602, H NO SF SUNRISE APARTMENT GOGOL FATORDA, H NO SF SUNRISE APARTMENT GOGOL FATORDA, Davorlim, Salcete, South Goa, Goa			
2	Name: VINAYAK MARUTIRAO PATIL, Age: 46, DOB: 1978-01-26 , Mobile: 9333333333, Email: , Occupation: Service , Marital status : Married , Address: 403707, H NO 73/R/3, H NO 73/R/3, H NO 73/R/2, DAVORLIM SALCETE GOA, Margao, Salcete, South Goa, Goa			


Sub Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number : 2024-MGO-2391



Document Serial No:-2024-MGO-2391

Book :- 1 Document
Registration Number :- **MGO-1-2306-2024**
Date : 08-May-2024


Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)
Civil Registrar
-Cum-
Sub Registrar
Salcete



CERTIFIED TRUE COPY


Adv. Rajkumar N. Nalk
NOTARY
State of Goa
54, 2nd Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Ph.: 9637766337, 9890547717
Date : 12-05-2024
Reg. No 1140/2024

