



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00093680981877X
Certificate Issued Date : 15-Aug-2025 07:29 PM
Account Reference : NONACC (SV)/ ga20000704/ SALCETE/ GA-SGA
Unique Doc. Reference : SUBIN-GAGA2000070400181624949156X
Purchased by : AMIT NAIK
Description of Document : Article 22 Conveyance
Property Description : Plot No. 4 admeasuring 1050 Sq mts surveyed under survey no. 180/4 of village Dramapur Salcete Goa.
Consideration Price (Rs.) : [REDACTED] thousand only
First Party : JUAIB JESUS DE SOUZA
Second Party : AMIT NAIK
Stamp Duty Paid By : AMIT NAIK
Stamp Duty Amount(Rs.) : [REDACTED] hundred only



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GG 0007532255

Statutory Alert:

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 Warning 

SHIL





DEED OF SALE

This Deed of Sale is made and executed at Margao, Salcete, Goa, on this 16th day of the month of August of the year Two Thousand Twenty-Five. (16/08/2025).

BETWEEN

Mr. **JUAIB JESUS DE SOUZA** alias **JUAIB DE SOUZA** also known as **JUAIB DE SOUZA**, son of Junio de Souza, aged about 23 years, unmarried, self-employed, holding Pan Card No. [REDACTED], holding Aadhaar Card No. [REDACTED], Mobile No. 9 [REDACTED] 12, Indian National, resident of J. B. Villa, Park Street, B. B. Borkar Road, Alto-Porvorim, Goa – 403 521; hereinafter referred to as “**the VENDOR**” (which expression, unless repugnant to the context or meaning thereof, shall mean and include all his heirs, executors, administrators, assigns, legal representatives) of the FIRST PART.

AND

1. Mr. **AMIT R. NAIK**, son of Ratan Naik, aged about 39 years, married, businessman, holding Pan Card No. [REDACTED] 5Q, holding Aadhaar Card No. [REDACTED], Mobile No. 94 [REDACTED] 38, Indian National, resident of Amble, Gopshitta, Karwar, Uttara Kannada, Karnataka;
2. Mr. **AKASH YALLAPPA AMBI**, son of Yallappa Barmappa Ambi, aged about 20 years, unmarried, businessman, holding

[Signature]
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

[Signature]
(AMIT R. NAIK)

[Signature]
(AKASH YALLAPPA AMBI)





Pan Card No. [REDACTED], holding Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] 11, Indian National, resident of H. No. 113/H-B, Telaulim, Navelim, Salcete, Goa; both hereinafter jointly referred to as “**the PURCHASERS**” (which expression, unless repugnant to the context or meaning thereof, shall mean and include all their heirs, legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS:

- A. There exists a Plot of Land identified as PLOT NO. 4 admeasuring 1050 sq. mts. surveyed under Survey No. 180/4 of Village Dramapur which plot is formed out of the property named OLLY MODY and/or FIRGUEAM MODY or MANDOP or ODLI MUDDI NAWDI having UNIQUE IDENTIFICATION NO. 7B01D of the Revenue Village Dramapur, situated at Village Dramapur, within the area and jurisdiction of Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of

Goa, which is found fully described in **SCHEDULE-I** hereinafter appearing and the same is hereinafter referred to as “the SAID PLOT” for the sake of brevity.

- B. The SAID PLOT was purchased by Argentina Dias from its previous owners Antonio Rosario Joao do Reis Antao and his wife Elvina Pascola Frias vide Deed of Sale dated 04/05/1972 duly registered in the Office of the Sub-Registrar of Salcete

[Signature]
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

[Signature]
(AMIT R. NAIK)

[Signature]
(AKASH YALLAPPA AMBI)

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under Reg. No. 848 at pages 211 to 214 of Book No. I, Vol. No. 93 dated 18/07/1972.



- C. Upon the death of Argentina Dias and her husband John alias Joao Santana de Mello in the Regular Inventory Proceedings No. 609/2024/A the following persons were declared as their sole and universal heirs namely: (1) Leo Norbert de Melo married to Maria Balbina D'Mello; (2) Rita Souza (widow of Eric Eugenio D'Mello) and her children John Joe D'Mello and Andrew Benedict D'Mello married to Andrea Anthony Dias; (3) Agostinho Robert Ollwin D'Mello married to Luiza Maria Fernandes D'Mello; (4) Dixon John Vincent D'Mello married to Gieselle D'Mello; (5) Willess Vianney D'Mello married to Alien Sebastiana Rodrigues.
- D. The abovenamed Legal Heirs vide Deed of Sale dated 31/10/2023 duly registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-1-4937-2023 dated 22/11/2023 sold the SAID PLOT to the **VENDOR** herein.

AND WHEREAS the **VENDOR** is intending to sell unto the **PURCHASERS** and the **PURCHASERS** are intending to purchase from the **VENDOR**, the SAID PLOT described in **SCHEDULE-I** hereinafter appearing.

NOW THIS DEED WITNESSES AS UNDER:

1. For a total price consideration of Rs. 1,21,50,000/- (Rupees One Crore Twenty One Lakhs Fifty Thousand Only) the **VENDOR**

[Signature]
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

[Signature]
(AMIT R. NAIK)

[Signature]
(AKASH YALLAPPA AMBI)

THE SECRETARY OF THE SUB

18th July 1947

Dear Sir,

I have the honor to acknowledge the receipt of your letter of the 17th inst.

in relation to the above matter.

I am, Sir, very respectfully,

Yours faithfully,

THE SECRETARY OF THE SUB

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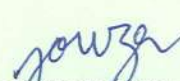


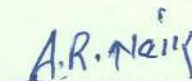


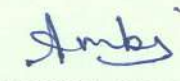
does hereby sell, assign, convey and transfer by way of ABSOLUTE SALE UNTO **the PURCHASERS**, the said PLOT NO. 4 admeasuring 1050 sq. mts. surveyed under Survey No. 180/4 of Village Dramapur , which is found fully described in **SCHEDULE-I** hereinafter appearing, free of all encumbrances, so that **the PURCHASERS** shall HOLD, HAVE, ENJOY and POSSESS the SAID PLOT along with all the rights, interests, easements, benefits, privileges, advantages, hereditaments and all that is existing therein, as the absolute owner thereof, free and clear of any and all encumbrances of whatsoever nature.

2. **The VENDOR** does hereby acknowledge to have received from **the PURCHASERS** the said consideration amount of Rs. _____ Fifty Thousand Only) in the following manner:

Sr. No.	Details	Amount:
1	Paid by the member No. 1 of the PURCHASERS Vide RTGS dated 13/08/2025 drawn on Canara Bank under UTR No. CNRBR520250813632218	Rs. _____ 00/-
2	Paid by the member No. 1 of the PURCHASERS Vide RTGS dated 13/08/2025 drawn on Canara Bank under UTR No. CNRBR520250813632	Rs. _____ 50/-
3	TDS deducted by the member No. 1 of the PURCHASERS	Rs. _____


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(AMIT R. NAIK)


(AKASH YALLAPPA AMBI)

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4	Paid by the member No. 2 of the PURCHASERS Vide RTGS dated 03/07/2025 drawn on Canara Bank under UTR No. CNKBK52025070360314512	Rs. -
5.	Paid by the member No. 2 of the PURCHASERS Vide RTGS dated 03/07/2025 drawn on Canara Bank under UTR No. CNRBH52025070360314608	Rs. -
6.	Paid by the member No. 2 of the PURCHASERS Vide RTGS dated 13/08/2025 drawn on Canara Bank under UTR No. CNRBH00068204400	Rs. -
7.	TDS deducted by the member No. 2 of the PURCHASERS	Rs. -

The VENDOR does hereby discharge **the PURCHASERS** from the liability of payment of the said consideration amount.

3. **The VENDOR** has delivered to **the PURCHASERS** the possession of the SAID PLOT described in **SCHEDULE-I** hereinafter appearing **TOGETHER WITH** all liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the SAID PLOT or any part thereof belonging or in any way appertaining to or with the same or any part thereof now at or any time herebefore usually held used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free

Juaib
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(AMIT R. NAIK)

Ambi
(AKASH YALLAPPA AMBI)





from any encumbrances whatsoever **AND TOGETHER ALSO WITH** all the original deeds, documents, writings, vouchers and other evidences of title, interest, use, inheritance, possession, benefit, claim and demand whatsoever, at law and in equity of the **VENDOR** into or of or upon the SAID PLOT **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of **the VENDOR** in to out of or upon the SAID PLOT or any part thereof **AND TO HAVE AND TO HOLD** all and singular the SAID PLOT hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE** and benefit of **the PURCHASERS AND SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the municipal authorities, collector or any other public body or local authority in respect thereof **AND** the water and electricity connections, if any, pertaining to the SAID PLOT shall stand transferred in the name of **the PURCHASERS** and **the VENDOR** hereby for himself and each of his respective heirs, executors and administrators covenant with **the PURCHASERS** THAT notwithstanding any act, deed, matter or thing whatsoever by **the VENDOR** or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, made, done, committed, omitted or knowingly or willingly suffered to the contrary, **the VENDOR** have good

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THE STATE OF NEW YORK
IN SENATE
January 14, 1904.

REPORT
OF THE
COMMISSIONER OF THE LAND OFFICE
FOR THE YEAR 1903.

ALBANY:
J. B. LEECH, STATE PRINTER.
1904.

ALBANY, N. Y., JANUARY 14, 1904.

SIR:

I have the honor to acknowledge the receipt of your letter of the 10th inst., and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

I am, Sir, very respectfully,
Yours truly,
J. B. LEECH,
COMMISSIONER OF THE LAND OFFICE.





right, full power and absolute authority to grant, convey, transfer, sell, release and assure the SAID PLOT hereby granted, conveyed, transferred, sold, released and assured or intended so to be unto and to the use of the **PURCHASERS** in the manner aforesaid **AND THAT** the **PURCHASERS** shall and may from time to time and at all times hereafter peaceably and quietly to enter upon, occupy, possess and enjoy the SAID PLOT hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the **VENDOR** or by any person lawfully or equitably claiming or to claim by from under or in trust for the **VENDOR**, **AND THAT** the **PURCHASERS** are free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the **VENDOR**, and the **PURCHASERS** are well and sufficiently saved, defended, kept harmless and indemnified by the **VENDOR** of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed, occasioned or suffered by the **VENDOR** or by any other person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** including any claims, loss or damage that the **PURCHASERS** may sustain or suffer and/or any costs, charges or expenses including legal fees that the **PURCHASERS** may incur

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THE UNIVERSITY OF CHICAGO
LIBRARY

June 27

1957

Dear Mr. [Name]:

I have received your letter of June 20, 1957, regarding the [Topic]. I am sorry that I cannot provide a more definitive answer at this time, but the [Topic] is still under review.

The [Topic] is a complex issue that requires further investigation. I have discussed this with the relevant departments and we are working to resolve the outstanding issues as quickly as possible.

I will contact you again once a final decision has been reached. Thank you for your patience and understanding.

Sincerely,
[Signature]





including on account of breach of any representations made herein or on account of any misrepresentations and on account of any claims made, taken or adopted by any person claiming from or under the **VENDOR** or the **VENDOR's** predecessors in title in respect of the SAID PLOT AND FURTHER THAT the **VENDOR** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT or any part thereof from under or in trust for the **VENDOR**, shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for better further and more perfectly and absolutely granting unto and to the use of the **PURCHASERS** in the manner aforesaid as shall or may be reasonably required by the **PURCHASERS**, and nominees or their counsel for assuring the SAID PLOT and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the **PURCHASERS** in the manner aforesaid.

4. The **VENDOR** does hereby represent and warrant to the **PURCHASERS** as under:
 - i. That the **VENDOR** is the absolute owners of the SAID PLOT free and clear of all encumbrances, claims or disputes, are well and sufficiently entitled to the SAID

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THE SENATOR

W. H. L. H. L.

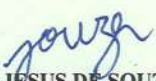
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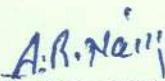


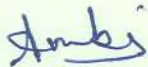


PLOT, and no other person (including any predecessor in title of the **VENDOR**) has any right, title, interest or benefit in respect of the SAID PLOT or any part thereof;

- ii. That until the date of handing over of the possession of the SAID PLOT, by **the VENDOR** to the **PURCHASERS** in terms of these presents and simultaneously with the execution hereof, **the VENDOR** was lawfully in possession of the SAID PLOT, free and clear of all encumbrances, claims or disputes, mortgage, lien, charge, right or any other encumbrances or impediment;
- iii. That the devolution of the title set out in the recitals hereinabove is true and correct and the title of the **VENDOR** to the SAID PLOT is clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever;
- iv. That the **VENDOR** is entitled to the SAID PLOT as the absolute owners thereof;
- v. That there are no tenants or occupants in the use, possession and occupation of the SAID PLOT or any part thereof, whether lawful or otherwise;
- vi. That the tenure of the SAID PLOT is freehold; vii. That there are no litigation proceedings, suits or any form of proceedings, any *lis pendens* or other notices


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of any attachment, either before or after judgment, pending in respect of the SAID PLOT or any part thereof whereby the rights of the **VENDOR** to deal with the SAID PLOT are in any way affected or jeopardized, and that the SAID PLOT is not the subject matter of any suit or any proceedings, that the SAID PLOT has not been attached nor is capable of being attached before judgment, and that there are no prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the SAID PLOT or any part thereof;

- viii. That the SAID PLOT hereby sold nor any part thereof are the subject matter of any notification or proceedings under The Land Acquisition Act or any other law for compulsory acquisition of properties;
- ix. That the SAID PLOT hereby sold nor any part thereof are the subject matter of any attachment, seizure or order restraining transfer, or an order restraining any use thereof;
- x. That no permission is required under any applicable law in order to enable the **VENDOR** to enter into this Deed, or to effect the sale, transfer and conveyance of the SAID PLOT from the **VENDOR** to the **PURCHASERS**;
- xi. That neither the **VENDOR** nor the predecessors in title of the **VENDOR** have otherwise entered into any

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THE SEAL OF THE
OFFICE OF THE
SHERIFF OF THE COUNTY OF
LOS ANGELES

W. H. HARRIS

1877

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Los Angeles, this 1st day of January, 1877.

W. H. HARRIS, Sheriff of the County of Los Angeles.

By _____, Deputy Sheriff.

Attest: _____, Clerk of the County of Los Angeles.

Witness my hand and the seal of the County of Los Angeles, this 1st day of January, 1877.

W. H. HARRIS, Sheriff of the County of Los Angeles.

By _____, Deputy Sheriff.

Attest: _____, Clerk of the County of Los Angeles.

Witness my hand and the seal of the County of Los Angeles, this 1st day of January, 1877.

W. H. HARRIS, Sheriff of the County of Los Angeles.

By _____, Deputy Sheriff.

Attest: _____, Clerk of the County of Los Angeles.

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W. H. HARRIS, Sheriff of the County of Los Angeles.

By _____, Deputy Sheriff.

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W. H. HARRIS, Sheriff of the County of Los Angeles.

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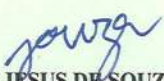
W. H. HARRIS, Sheriff of the County of Los Angeles.

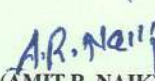


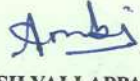


agreement for sale or development or permitted any Person to consume any development rights on or otherwise transferred the SAID PLOT or any part thereof, nor has the **VENDOR** or the predecessors in title of the **VENDOR** created any encumbrances over the SAID PLOT with any Person which continues to subsist as on the date of these presents, and that the no part of the SAID PLOT is the subject matter of any previous agreement of whatsoever nature by **the VENDOR**, his predecessors-in-title, or the lawful representatives of **the VENDOR** with the persons, and that no agreement exists between the **VENDOR**, his predecessors-in-title, or the lawful representatives of **the VENDOR** with any persons by which the right, title or interest of the **VENDOR** in the SAID PLOT or the right of the **VENDOR** to execute this Deed or to sell, transfer and convey the SAID PLOT to the **PURCHASERS** is affected in any manner whatsoever;

- xii. That neither the **VENDOR** nor anyone on behalf of the **VENDOR** has otherwise created any adverse rights in respect of the SAID PLOT or any part thereof;
- xiii. That there are no dues payable to the Government or any other authorities against the SAID PLOT hereby sold or any part thereof;


(JUAIB JESUS DE SOUZA alias
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(AMIT R. NAIK)


(AKASH YALLAPPA AMBI)

THE SECRETARY OF THE
NAVY

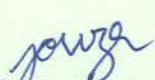
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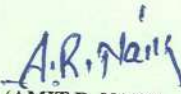
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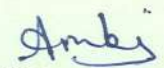




- xiv. That there are no income tax, wealth tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the SAID PLOT or any part thereof is, or may be, in any way affected and/or jeopardized;
- xv. That no third party consent / no objection, including from any authority, is required to be obtained for the purpose of effective completion of the sale and transfer of the SAID PLOT in favour of the **PURCHASERS** as contemplated herein;
- xvi. That all taxes, land revenue, etc. payable to the State or Central Government and any other concerned authority in respect of the SAID PLOT for the period until the date of this Deed are paid, that there are no dues payable to any of the aforesaid authorities, and that all outgoings in respect of the SAID PLOT have been paid;
- xvii. That **the PURCHASERS** may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess and enjoy the SAID PLOT hereby conveyed without any interruption or disturbance either by **the VENDOR** or any other person or persons claiming through or under them or without any unlawful disturbance or interruption from any person whatsoever;


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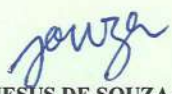
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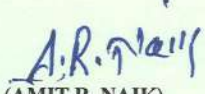
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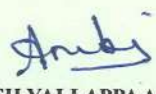




- xviii. That there are no easementary rights created under any document or by any covenant or by prescription in respect of /or upon the SAID PLOT or any part thereof;
- xix. That the SAID PLOT is not under any reservation or set back under the development plan and not reserved for any public purpose;
- xix. That the SAID PLOT is demarcated and surveyed and there is no dispute as to the boundary of the SAID PLOT, and that the SAID PLOT has proper access;
- xx. That no notice/s is/are received by the predecessor/s in title of the **VENDOR** or anyone on behalf of the **VENDOR**, either from local authorities or from the Government or otherwise for requisition and/or acquisition of the SAID PLOT or any part thereof;
5. THE **VENDOR** confirm and record that on execution of these presents the **VENDOR** has handed over to the **PURCHASERS** quiet, vacant and peaceful possession of the SAID PLOT as the absolute owner thereof **AND THIS DEED FURTHER WITNESSETH** that the **VENDOR** hereby indemnify, defend and hold harmless, and agrees to keep the **PURCHASERS** indemnified from all losses, liabilities, claims, actions, damages, cost, charges and expenses which the **PURCHASERS** or any person claiming through the **PURCHASERS**, including their heirs, executors, administrators and assigns, may suffer, incur or be put to by


(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)


(AMIT R. NAIK)


(AKASH YALLAPPA AMBI)



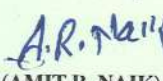


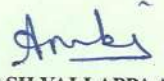
reason of (i) any claims and/ or demand that may be made by any person or party in respect of the SAID PLOT, (ii) any breach of any of the representations, warranties, covenants or undertakings of the **VENDOR** contained in this Deed, (iii) from all suits and/or proceedings that may be filed and/ or initiated against the **PURCHASERS** in relation to the SAID PLOT or any part thereof, and (iv) otherwise in connection with the sale, transfer or conveyance of the SAID PLOT by the **VENDOR** to the **PURCHASERS**, and in each case, from all costs, charges and expenses that the **PURCHASERS** may suffer, incur or be put to by reason of such suits and or proceedings filed and/ or initiated against the **PURCHASERS** including on account of any claims by any Person in relation to the SAID PLOT.

6. **The VENDOR** hereby covenant and undertake that:

- i. He shall execute all documents which may be found necessary by the **PURCHASERS** to be executed for conferring or confirming proper and better title of the SAID PLOT, hereby sold in favour of **the PURCHASERS**, or for transferring all or whatever records in respect of the SAID PLOT hereby sold, exclusively in the name of **the PURCHASERS**;
- ii. He shall do all acts, things and matters as are necessary and to render such co-operation as may be required to mutate the names of the **PURCHASERS** in the land / revenue records of the SAID PLOT; and


(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

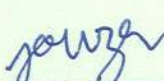

(AMIT R. NAIK)

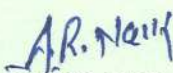

(AKASH YALLAPPA AMBI)

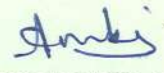




- iii. He shall sign and register all documents as may be required for more perfectly effectuating the sale, transfer, conveyance and assignment of the SAID PLOT in favour of the **PURCHASERS**.
7. The **VENDOR** does hereby give his unconditional no-objection certification for the transfer of all records pertaining to said PLOT exclusively in the name of the **PURCHASER** and he does hereby waive any notice that may be required to be addressed to him under any law in force by the **PURCHASERS** for procure such transfers to the name of the **PURCHASERS**.
8. The **VENDOR** does hereby grant his unconditional no objection for the **PURCHASERS** to carry out mutation of the SAID PLOT and to get the name of **the PURCHASERS** enrolled in the survey records of the SAID PLOT. Further they also waive any notice that may be required to be addressed to them under any law in force by **the PURCHASERS** for carrying out such mutation.
9. The market value of the SAID PLOT hereby sold is valued at Rs. [REDACTED] ifty Thousand Only).


(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)


(AMIT R. NAIK)


(AKASH YALLAPPA AMBI)

THE SECRETARY OF THE ARMY

WASHINGTON

1918

TO THE SECRETARY OF THE ARMY
FROM THE SECRETARY OF THE ARMY
SUBJECT: [Illegible]
[Illegible text follows in several paragraphs]



DEPARTMENT OF THE ARMY

OFFICE OF THE SECRETARY OF THE ARMY
WASHINGTON, D. C.

SCHEDULE-I**(DESCRIPTION OF SAID PLOT HEREBY SOLD)**

All that Plot of land identified as PLOT NO. 4 admeasuring 1050 sq. mts. surveyed under Survey No. 180/4 of Village Dramapur which plot is formed out of the property named OLLY MODY and/or FIRGUEAM MODY or MANDOP or ODLI MUDDI NAWDI having UNIQUE IDENTIFICATION NO. 7B01D of the Revenue Village Dramapur, situated at Village Dramapur, within the area and jurisdiction of Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 43074 (new) at folio 187 of Book B-111 and recorded in the Land Revenue Office under Matriz No. 1898 and the same is bounded as under:

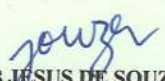
East: By Public Road of 15 mts. width;

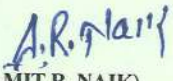
West: By property under Survey No. 179/7 of Village Dramapur;

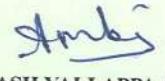
North: By property under Survey No. 180/10 of Village Dramapur;
and

South: By property under Survey No. 180/5 of Village Dramapur.

IN WITNESS WHEREOF the parties hereto have signed this Deed,
on the day, month and the year first hereinabove written.


(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)


(AMIT R. NAIK)


(AKASH YALLAPPA AMBI)

1880

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THE SEAL OF THE STATE OF NEW YORK

IN SENATE, January 1, 1880.

REPORT OF THE COMMISSIONER OF THE LAND OFFICE, IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE, MAY 1, 1879.

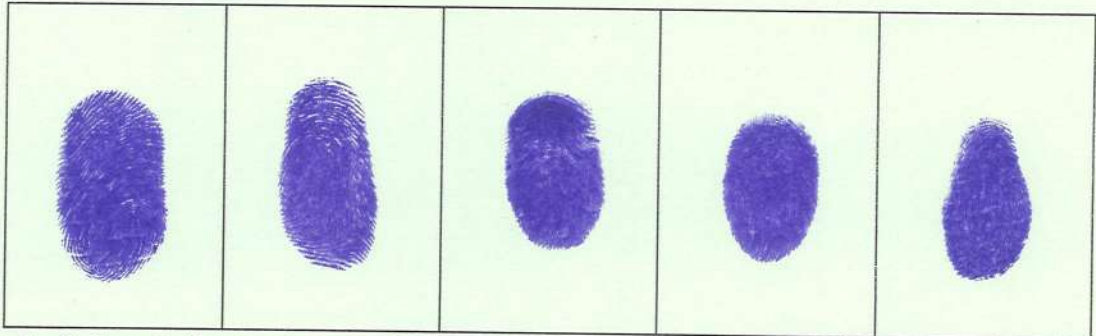
ALBANY: J. B. LIPPINCOTT & CO., PRINTERS, 1880.



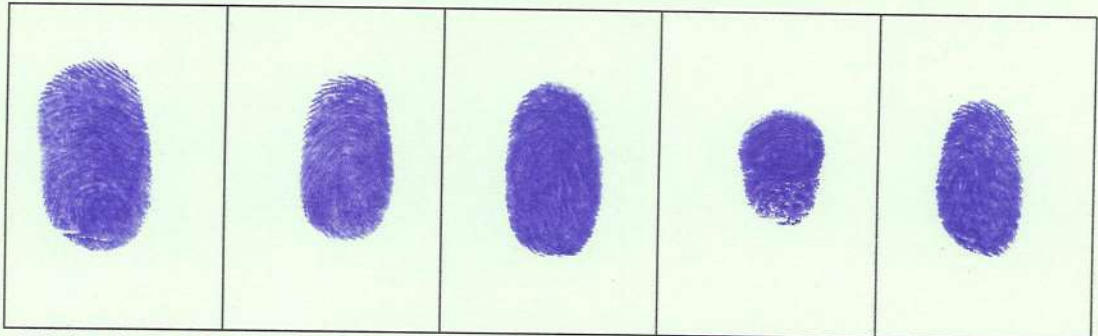


SIGNED AND DELIVERED by
the within named the
VENDORS

Juaib
(JUAIB JESUS DE SOUZA
alias JUAIB DE SOUZA also
known as JUAIB DE SOUZA)



Left hand finger impressions of JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as JUAIB DE SOUZA



Right hand finger impressions of JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as JUAIB DE SOUZA

Juaib
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

A.R. Naik
(AMIT R. NAIK)

Ambi
(AKASH YALLAPPA AMBI)

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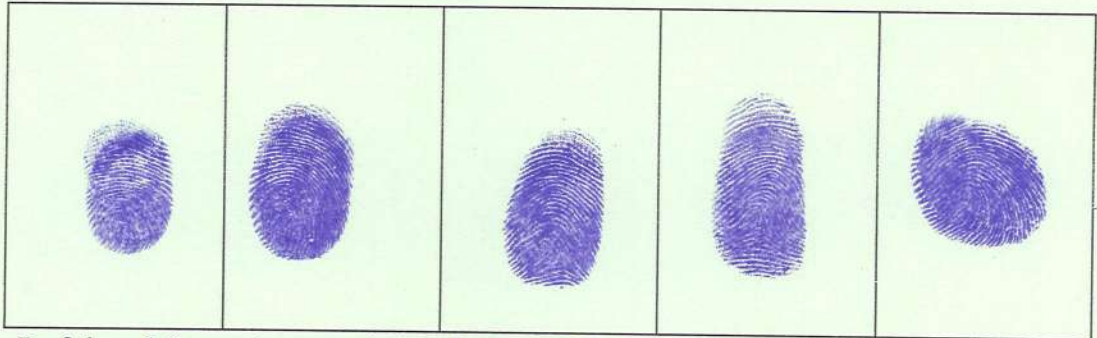




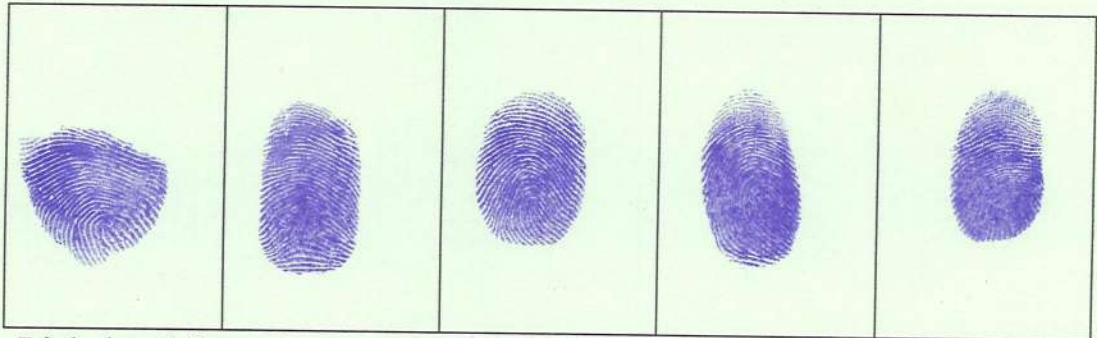
SIGNED AND DELIVERED by
the within named the
PURCHASERS

A.R. Naik

(AMIT R. NAIK)



Left hand finger impressions of **AMIT R. NAIK**



Right hand finger impressions of **AMIT R. NAIK**

Souza
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

A.R. Naik
(AMIT R. NAIK)

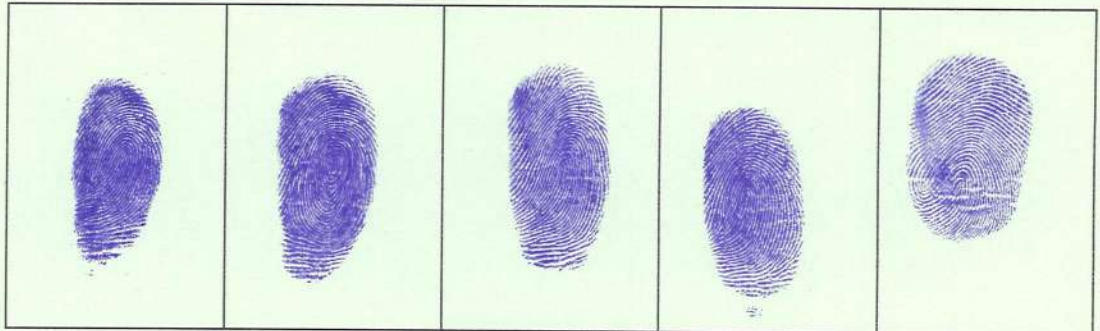
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(AKASH YALLAPPA AMBI)



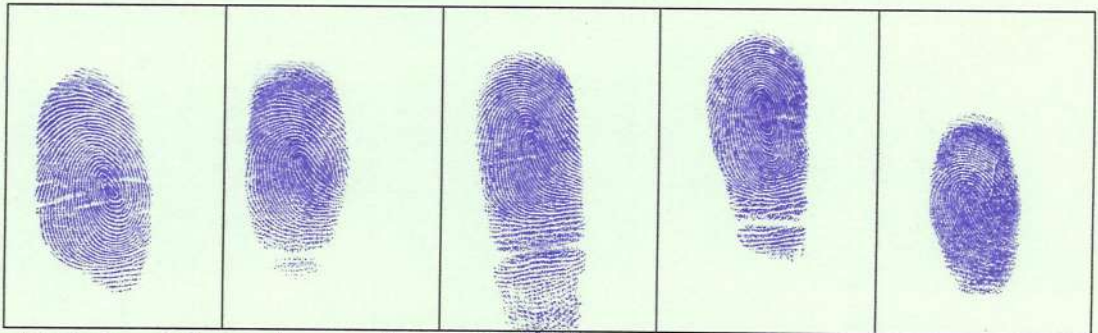


Ambhi

(AKASH YALLAPPA AMBI)



Left hand finger impressions of **AKASH YALLAPPA AMBI**



Right hand finger impressions of **AKASH YALLAPPA AMBI**

souza
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

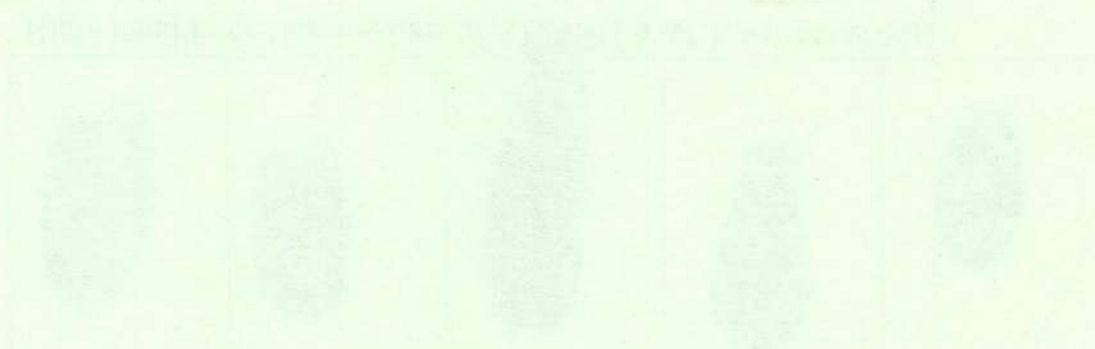
A.R. Naik
(AMIT R. NAIK)

Ambhi
(AKASH YALLAPPA AMBI)

THE SEAT OF THE STATE

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THE SEAT OF THE STATE

1821



**WITNESSES:**

1. Name: Ramdas Ulhas Bale

S/D/W of: Ulhas Bale

Age: 45 years

Marital Status: married

Profession: Business

Address: H.no. 136, Canacona, Goa

Mobile No.: 91-9866-186

Aadhaar/EPIC/Driving Licence No.: [REDACTED]

Signature: [Signature]

2. Name: George Jacob

S/D/W of: P.m. Jacob

Age: 47 years

Marital Status: single

Profession: Business

Address: Panjim, Goa

Mobile No.: [REDACTED]

Aadhaar/EPIC/Driving Licence No.: [REDACTED]

Signature: [Signature]

[Signature]
(JUAIB JESUS DE SOUZA alias
JUAIB DE SOUZA also known as
JUAIB DE SOUZA)

[Signature]
(AMIT R. NAIK)

[Signature]
(AKASH YALLAPPA AMBI)

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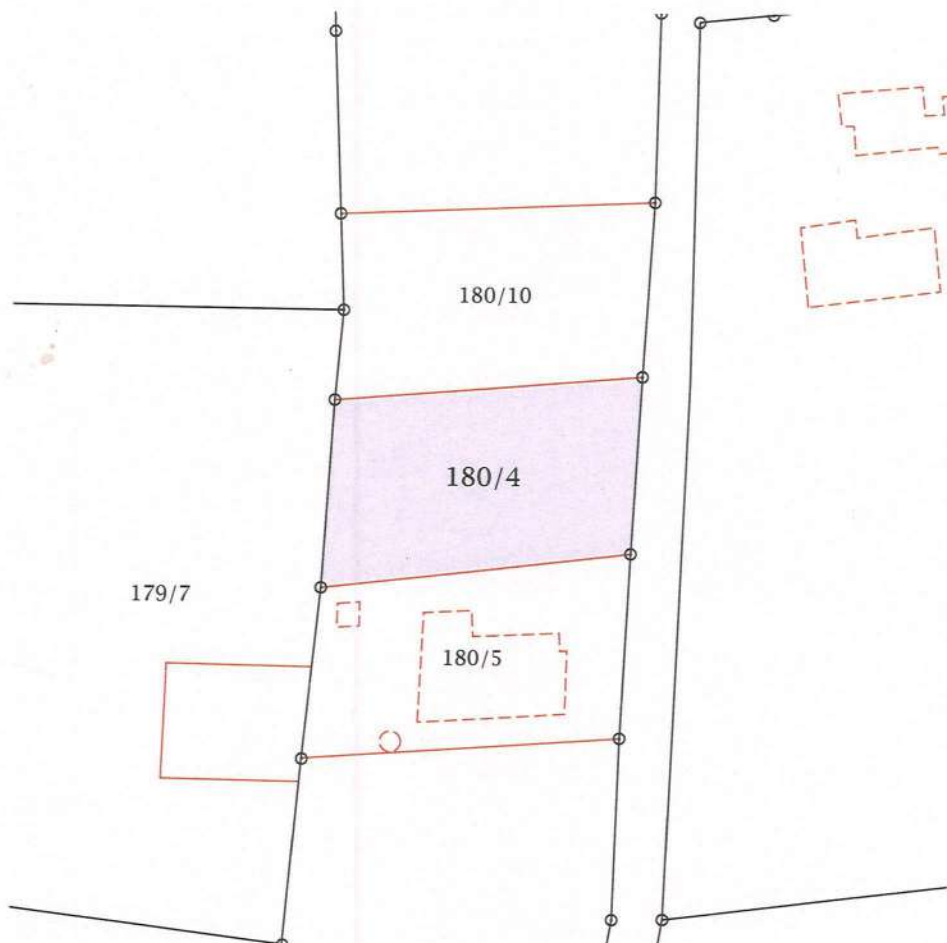




Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 10/6/23

Ref. No. :26325



Taluka Name : SALCETE
Village Name : Dramapur
Survey No. : 180
Subdiv No : 4

zouze

A.R. Naik

Amby

Report Generated By: PURUSHOTTAM FALDESSAI

Print Size : A4

This record is computer generated on 09/06/2023 12:59:24 as per Online Ref No.26325. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Aug-2025 11:37:47 am

Document Serial Number :- 2025-MGO-4124

Presented at 11:35:16 am on 21-Aug-2025 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 : /-

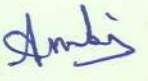
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMIT R. NAIK ,Father Name:Son Of Ratan Naik, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Amble, Gopshitta, Karwar, Uttara Kannada, Karnataka, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JUAIB JESUS DE SOUZA Alias JUAIB DE SOUZA Also Known As JUAIB DE SOUZA , Father Name:Son Of Junio De Souza, Age: 23, Marital Status: Unmarried ,Gender:Male,Occupation: Self Employed, J. B. Villa, Park Street, B. B. Borkar Road, Alto- Porvorim, Goa – 403 521, PAN No.:			
2	AMIT R. NAIK , Father Name:Son Of Ratan Naik, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Amble, Gopshitta, Karwar, Uttara Kannada, Karnataka, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	AKASH YALLAP AMBI , Father Name:Son Of Yallappa Barmappa Ambi, Age: 20, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H. No. 113/H-B, Telaulim, Navelim, Salcete, Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GEORGE JACOB ,Age: 47,DOB: ,Mobile: [REDACTED], Email: ,Occupation:Business , Marital status : Unmarried , Address:403001, H NO 220 NR MENTAL HOSPITAL ALTHINO PANJIM GOA, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: RAMDAS ULHAS BALE ,Age: 45,DOB: ,Mobile: [REDACTED], Email: ,Occupation:Business , Marital status : Married , Address:403617, H NO 136 SELLER CANACONA GOA, H NO 136 SELLER CANACONA GOA, Canacona, Canacona, SouthGoa, Goa			


Sub Registrar
CMI Registrar
Cum-
Sub Registrar

Document Serial Number :- 2025-MGO-4124



Document Serial No:-2025-MGO-4124

Book :- 1 Document

Registration Number :- **MGO-1-3984-2025**

Date : 21-Aug-2025



[Handwritten Signature]

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Земле
угодья
СНХ
СНХ

